Relevant Information Document
Public Offering of Tokens
Azule Luxury Living
($AZULE1)

Issuer: VIRGEN DE LOURDES, S.A. DE C.V.
Address: Calle y Colonia La Mascota, San Salvador, 138, district of San Salvador, municipality of San Salvador center, department of San Salvador, Republic of El Salvador
Digital Asset Service Provider: FINTECH AMERICAS, S.A. DE C.V. (PSAD-0018)
Date: May 2026

1. Cover Page

Issuer: VIRGEN DE LOURDES, SOCIEDAD ANÓNIMA DE CAPITAL VARIABLE
Address of the Issuer: Calle and Colonia La Mascota, San Salvador, 138, district of San Salvador, municipality of San Salvador center, department of San Salvador, Republic of El Salvador.
Economic line of business or activity: Carrying out real estate activities carried out with own or leased property.
Amount of the Issue: Five Million Three Hundred Ninety-Five Thousand United States Dollars (US$5,395,000)
Issue term: 7 years.
Structuring of the issue: FINTECH AMERICAS, S.A. DE C.V. (PSAD-0018).
Token Trading and Custody Platform: FINTECH AMERICAS, S.A. DE C.V. (PSAD-0018).
Type of issue: Public Offering of Income
Trading Label or Code: $AZULE1
Website where the RID will be available: https://www.monetae.io/

VIRGEN DE LOURDES, S.A. de C.V. (the "Issuer"), has been authorized as an Issuer of Digital Assets before the National Digital Assets Commission ("CNAD") under registration number EAD-0039, on date June 12, 2026. This issue was authorized by the CNAD under registration number AD-00074, on date June 12,2026.

SPECIAL STATEMENTS

- This RID is a compilation that covers the financial, legal, technological, and supporting aspects of this topic. Its objective is to provide a complete and accurate view aimed at providing CNAD and potential investors with the information necessary for an informed assessment of the Issuer and this issuance.
- This RID refers only to the facts as of the date indicated above. Except as required by CNAD, the Issuer undertakes no obligation to publicly update or revise any of the statements contained herein, whether as a result of new information, developments, future events or otherwise.
- The Issuer of the digital assets is solely responsible for the contents of this Relevant Information Document.
- The digital asset object of this offer is registered in the Public Registry of the CNAD. Its registration does not imply certification of the quality of the security or the solvency of the issuer.
- It is the investor's responsibility to read all the information contained in this Relevant Information Document.
- The investor by subscribing to the token is aware that digital assets may lose their value in whole or in part, may not always be tradable, may not be liquid, and that the issuance is only focused on certain specific underlying assets and does not constitute an invitation to sell financial instruments.

- Other than any liabilities and obligations, if any, that may be imposed on the Issuer by the CNAD, the regulatory regime established thereunder or under the regulatory regime of any other applicable jurisdiction where the exclusion of liability under the relevant regulatory regime would be unlawful, void or unenforceable, neither the Issuer, nor any of its Affiliates, neither their shareholders, directors, officers, employees, contractors, agents, partners, advisors, attorneys, or representatives ("Associates") nor their respective Affiliates accept any responsibility for the contents of this RID, including its accuracy, completeness, verification, and sufficiency or for any other statements made or purported by them, or on their behalf, in connection with the $AZULE1 Tokens. Except to the extent that the Issuer is responsible for the contents of this RID as set forth in the Regulations for the Registration of Issuers and Broadcasts promulgated by the CNAD, the Issuer and all of its Affiliates and Associates disclaim, to the fullest extent permitted by applicable law, any and all liability, whether arising from tort, contract or other such statement as might otherwise be found with respect to this RID or any such statement.
- The Issuer has no obligation to assess the suitability of the $AZULE1 Tokens for purchasers and any comments or statements that may be made by the Issuer or any of its Affiliates or Associates as to the suitability of the $AZULE1 Tokens should not be considered under any circumstances as legal or investment advice and should not be received or relied upon as such. Buyers of $AZULE1 tokens should make their own assessment of the suitability of $AZULE1 tokens for their needs. The contents of this RID should not be construed as legal, commercial or tax advice. Each prospective purchaser should consult their own attorney, independent financial advisor, or tax advisor for legal, financial, or tax advice in connection with any negotiation or proposed trading of $AZULE1 Tokens. Purchasers should inform themselves about: (i) the legal requirements within their own countries for the purchase, holding, transfer, redemption, or other disposition of $AZULE1 Tokens; (ii) any exchange restrictions or other regulatory restrictions applicable to the purchase, holding, transfer, or other disposition of $AZULE1 Tokens that they may encounter; and (iii) the tax and income consequences that may apply in their own countries as a result of the purchase, holding, transfer, or other disposition of $AZULE1 Tokens. Purchasers must rely on their own representatives, including their own legal advisors, financial advisors, tax advisors, and accountants, as to legal, financial, business, tax, or any other matters relating to the Issuer, issuance, and $AZULE1 Tokens. Neither the Issuer nor any of its Affiliates or Associates, nor any of their respective representatives, make any representation to any purchaser of $AZULE1 Tokens regarding the legality of such purchaser's purchase, holding, transfer, redemption, or other disposition of $AZULE1 Tokens under the laws applicable to such purchaser.

The Investor, by subscribing the token, expressly and irrevocably accepts that the economic rights over the Net Income Obtained derived from the development, execution and commercialization of the Azule Luxury Living Project, object of this Issuance, will be administered and exercised through the Administrator of the Issuance, who will act as Assignee of such rights and as common representative of the token holders. in accordance with the terms established in this Relevant Information Document and its annexes. By virtue of this, the Administrator of the Issuance will be empowered to act in the name and on behalf of the token holders, including the performance of management, collection, administration and distribution acts that may be necessary, in order to guarantee the direct and proportional participation of the holders in the corresponding financial flows, subject to the rules of priority and other applicable provisions.

This offer does not constitute an offer available in any jurisdiction in which it would be considered illegal.

FORWARD-LOOKING STATEMENT

This RID contains statements that reflect the Issuer's current expectations and views about future events. You can identify some of these statements by words or phrases such as "may," "will," "expect," "anticipates," "aims," "estimates," "intends," "plans," "believes," "is/is likely," "potential," "continues," or other similar expressions, but the absence of these words does not mean that a statement is not a mere expectation.

The Issuer has based these statements largely on its current expectations and projections about future events that it believes may affect its financial condition, results of operations, business strategy and financial needs. These statements involve a number of risks and uncertainties and the Issuer's expectations may be incorrect at a later date. The Issuer's actual results could be materially different from its expectations. Accordingly, such statements should not be construed as representative of the views of the Issuer as of a later date, and the Issuer undertakes no obligation to update the statements to reflect events or circumstances after the date on which they were made, whether as a result of new information, future events or otherwise, except as required by applicable laws. You should carefully read this RID and the documents referenced herein with the understanding that actual future results may be materially different and worse than what the Issuer expects. All statements contained therein shall be understood in the manner explained in the preceding paragraph and this one.

Investors are advised to carefully consider these risks before making investment decisions in $AZULE1 tokens.

PARTICIPANTS

ISSUER	
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3. Glossary

This glossary has been developed to provide a general understanding of the terms used in the context of the public issuance of digital assets $AZULE1. These definitions are not intended to serve as legal advice. For specific guidance or advice, it is recommended to consult a qualified financial advisor.

1. **Digital Asset:** Digital representation of an asset that can be stored and transferred electronically using distributed ledger technology or blockchain.
2. **Issuance Administrator:** means FINTECH AMERICAS, S.A. de C.V. (MONETAE), an authorized Digital Asset Service Provider in charge of providing the operational administration, instruction channeling and technical execution services related to this token issuance. In the performance of its functions, the Issuance Administrator acts as the common representative of the token holders, limiting its intervention to the operational custody, transaction processing, flow distribution and other instrumental tasks defined in this Relevant Information Document. The Issue Manager does not assume responsibilities for the generation, guarantee, financial support or economic performance of the issuance, its underlying asset, nor does it offer insured returns; Its role is limited exclusively to the administration and execution of the processes associated with the digital assets issued, in accordance with the applicable regulations and the terms established herein.
3. **Underlying Asset:** The underlying asset of the issuance of $AZULE1 tokens is constituted by the assignment of economic rights (see annex 6 – Agreement for the Assignment of Economic Rights) of one hundred percent (100%) of the Net Income Obtained derived from the development, execution, marketing and sale of the Azule Luxury Living real estate project. The Underlying Asset is constituted exclusively by the net flows effectively received by the Issuer, after deducting the costs, expenses, financial obligations and other expenditures directly attributable to the Project, in accordance with the rules of determination, priority and distribution provided for in this RID. The Underlying Asset represents an economic right of a contractual nature over the financial results of the Project. and does not confer real rights over the property, corporate participation in the Issuer or powers of administration or control over the real estate development.
4. **External Auditor:** An independent entity in charge of reviewing and verifying the financial statements and internal controls of a company or project to ensure accuracy and compliance with applicable laws.
5. **Notice of Reserve Trading Tranche:** Formal communication that the Issuer must send to the National Digital Assets Commission (CNAD) at least five (5) business days prior to the authorization of a Reserve Trading Tranche, duly authorized by its Legal Representative or by the General Shareholders' Meeting. It must contain, at least, the date and time of enablement, the Term of the Reserve Trading Tranche, the number of Tokens to be traded, the nominal value per Token and the total value of the tranche, without the cumulative nominal value of the previously placed Tokens plus that of the new tranche exceeding the total

authorized amount of the Reserve for Future Placement. The Notice will also be made available to the investing public through the Monetae platform.

6. **Blockchain:** Distributed ledger technology that allows the creation of decentralized, immutable, cryptographically secure and verifiable databases by all network participants, on which $AZULE1 Tokens are issued, safeguarded and transferred.
7. **Capital Contributed by the Issuer's Shareholders**: Liquid resources effectively contributed by the Issuer's Shareholders to the company, prior to this Issuance, as capital contributions intended to finance the initial stages of the Project, the preliminary studies and procedures, the administrative procedures and permits, and the advance payments associated with the technical and financial structuring of the Issuance. In recognition of such contributions, $AZULE1 Tokens will be issued in favor of the Issuer's Shareholders, as established in this RID.
8. **Base Capital Required:** Minimum amount of capital that the Issuer must raise for the execution of the Azule Luxury Living Project, equivalent to TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00), represented by two thousand five hundred (2,500) $AZULE1 Tokens with a face value of US$1,000.00 each. The Required Base Capital is structured in two tranches: (i) the Mandatory Investment Tranche (Tranche I), for US$1,000,000.00 / 1,000 Tokens, corresponding to the Mandatory Initial Investment of the Issuer's Shareholders; and (ii) the Public Offering Tranche (Tranche II), for up to US$1,500,000.00 / 1,500 Tokens, intended for Independent Third Party Investors.
9. **Certifier of the Issuance:** TR CAPITAL, S.A. DE C.V., an entity duly registered with the CNAD under number CERT-0003, in charge of certifying this Issuance of Tokens $AZULE1 in accordance with the Salvadoran regulations applicable to digital assets.
10. **Assignment of Economic Rights:** Legal document by which the Issuer transfers in favor of the Tokenholders, represented by the Administrator of the Issue, the economic rights over one hundred percent (100%) of the Net Income Obtained derived from the Azule Luxury Living Project, formalized in accordance with Annex 6 of this RID. The Assignment of Economic Rights constitutes the legal support of the Underlying Asset of the Issue, not conferring on the Tokenholders real rights over the real estate of the Project, corporate participation in the Issuer or powers of administration or control over the real estate development.
11. **Minimum Placement:** Minimum threshold for the placement and effective subscription of $AZULE1 tokens of Tranche II, equivalent to one thousand (1,000) tokens, with an aggregate nominal value of ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), which must be reached among independent third-party Investors within the Minimum Placement Window, as a suspensive and indispensable condition for the continuity of the Issuance. Failure to comply with this threshold within the established period will entail the automatic cancellation of the Issuance, the elimination of the issued tokens and the full

refund (100%) of the amounts contributed by the Investors, under a 1:1 conversion ratio and without the application of penalties, as provided in this RID.

12. **National Digital Asset Commission (CNAD):** Regulatory authority in El Salvador that oversees the issuance and management of digital assets, ensuring compliance with applicable laws.
13. **Smart Contract:** A computer program that runs automatically when certain predefined conditions are met, used to ensure the transparency and security of transactions on the blockchain.
14. **Custodian:** Institution designated for the secure safekeeping of the issued tokens and, where applicable, of the funds contributed by the Investors during the custody period, facilitating the traceability, security and transparency of the operations in accordance with the applicable regulatory framework. In this Issuance, custody is carried out through the platform of FINTECH AMERICAS, S.A. DE C.V. (Monetae),
15. **Relevant Information Document (RID):** This relevant information document of the Issuance of Tokens $AZULE1, duly authorized by the CNAD, which contains all the terms, conditions, characteristics, risks, rights, obligations and other essential information related to the Issuance.
16. **Issuance:** This issuance of the public offering of $AZULE1 Tokens, which includes the integral process of structuring, authorization, creation, placement, subscription and administration of the Tokens, in accordance with the terms and conditions established in this RID and the applicable regulations.
17. **Issuer:** VIRGEN DE LOURDES, S.A. DE C.V., a public limited company with variable capital incorporated and existing in accordance with the laws of the Republic of El Salvador, whose corporate purpose includes the development, management and commercialization of real estate, and which acts as issuer of the $AZULE1 Tokens within the framework of this Issuance.
18. **Issuer Structurer:** FINTECH AMERICAS, S.A. DE C.V. (Monetae), entity in charge of the technical design, financial and operational structuring of this Issuance, in accordance with the applicable regulations and the terms of this RID.
19. **Gross Project Revenues:** All economic flows effectively generated and received by the Issuer, directly or indirectly, as a result of the development, construction and commercialization of the Azule Luxury Living Project, including, without limitation: (i) income from reservations, promises of sale, pre-sales and definitive sales of the housing units, as well as premiums, advances, contractual penalties, late interest, price adjustments and other charges derived from contractual relations with purchasers; (ii) any other lawful form of commercial exploitation linked to the Project; and (iii) returns derived from short-term temporary investments executed with funds from the Project, in accordance with the prudential criteria provided for in this RID.
20. **Net Distributable Revenues:** Amount resulting from deducting, from the Gross Revenues of the Project, all costs, expenses, financial obligations and other expenditures directly and necessarily attributable to the development, execution, marketing, administration and financing of the Project, as well as to the operation and maintenance of the Issuance, in accordance with the rules of

determination and priority provided for in this RID. Net Distributable Revenues constitute the economic substrate of the Net Income Obtained distributable to Tokenholders.

21. **Mandatory Initial Investment of the Issuer's Shareholders**: Commitment assumed by the Issuer's shareholders to make, from the moment of enabling the public offering, a mandatory initial investment equivalent to ONE THOUSAND (1,000) $AZULE1 Tokens, in proportion to their respective participation in the share capital. This investment is an integral part of the Required Base Capital of the Issuance and constitutes the initial contribution of the shareholders within it. The remainder of the Required Base Capital will be offered for placement to third party investors. Tokens acquired by shareholders shall confer the same economic, legal and priority rights as those acquired by third parties, implying real and effective financial exposure to the risk and performance of the Project, and ensuring the alignment of interests between the shareholders of the Issuer and the other Token Holders.
22. **Investor:** A natural or legal person who acquires one or more $AZULE1 Tokens, through the payment of a pecuniary consideration to the Issuer, in accordance with the terms and conditions of this Issuance. All Investors holding Tokens may be referred to indistinctly as Tokenholders or Token holders.
23. **Mandatory Investment by the Issuer's Shareholders**: It includes, jointly, (i) the Mandatory Initial Investment of the Issuer's Shareholders corresponding to Tranche I, and (ii) the obligation to absorb the remainder assumed by the Issuer's Shareholders with respect to the Tranche II Tokens and the Reserve Trading Tranches that have not been placed in their entirety at the expiration of the respective term, in the terms provided for in this RID.
24. **KYC (Know Your Customer):** Mandatory process of identification, verification and due diligence of the Investors participating in the Issuance, conducted by the Administrator of the Issuance in accordance with the Salvadoran regulations on the prevention of money laundering and terrorist financing and the internal policies of the Digital Asset Service Provider.
25. **Primary Market: Market** in which the initial placement and original subscription of the $AZULE1 Tokens is made by the Investors, directly from the Issuer through the Issuance Administrator's platform.
26. **Secondary Market**: Technological infrastructure duly authorized by the CNAD through which Tokens previously placed in the Primary Market can be transferred, bought or sold among Investors after their initial placement. The authorization of the trading of the $AZULE1 Tokens in the Secondary Market will be subject to the sole discretion of the Issuer, who may enable it as of the thirteenth (13th) month from the official authorization of the Issuance, provided that the Minimum Placement has been reached and in accordance with the applicable regulatory requirements.
27. **Stablecoins:** Digital assets designed to maintain a stable value, generally referenced to a fiat currency (such as the United States dollar) or to a basket of assets, duly authorized by the CNAD and admitted on the Issue Administrator's

platform for the subscription, custody and settlement of operations associated with this Issuance, including USDC.

28. **Monetae:** Trade name under which FINTECH AMERICAS, S.A. DE C.V. operates, an entity registered with the CNAD under number PSAD-0018, which acts as Structurer, Issuance Manager and Digital Asset Service Provider (PSAD) within the framework of this Issuance.
29. **International Financial Reporting Standards (IFRS):** Set of accounting standards issued by the International Accounting Standards Board (IASB) that the Issuer will apply in the preparation of its financial statements and in the determination of costs, expenses and other relevant concepts for the quantification of the Net Income Obtained.
30. **Public Offering of Digital Assets:** Public invitation, addressed to the investing public in general, for the subscription of digital assets, in accordance with the procedures, requirements and authorizations provided for in the Salvadoran regulations applicable to the issuance and commercialization of digital assets.
31. **Call Option: The** Issuer's optional right to acquire, in whole or in part, the $AZULE1 Tokens in circulation once the Minimum Placement has been reached, through the exclusive use of own funds. In the event of partial repurchase, it will be carried out under a proportional allocation mechanism (pro rata) among all eligible holders, without priority, preference or discrimination, in direct proportion to their relative participation with respect to the total Tokens in circulation.
32. **Construction Permits:** Set of permits, licenses and governmental, municipal and regulatory authorizations, Salvadoran or foreign, required for the construction and execution of the Azule Luxury Living Project, the full obtaining of which constitutes a condition precedent for the authorization of Section II and for the authorization of the Future Placement Reserve Tokens.
33. **Term of the Issuance:** Total duration of this Issuance, equivalent to eighty-four (84) months, i.e., seven (7) years, counted from the date of official authorization of the public offering on the platform of the Administrator of the Issuance.
34. **Term of the Reserve Negotiation Tranche:** It is the period of time during which the Tokens from the Future Placement Reserve are enabled for acquisition by new investors. This term has a maximum duration of thirty (30) calendar days from the date of authorization of the tranche, during which investors may purchase the Tokens under the same conditions as those previously issued in the main issuance. If at the end of this period not all the enabled Tokens are placed, the shareholders of the Issuer must acquire the remainder, ensuring that all the Tokens are effectively placed.
35. **Minimum Dwell Term:** $AZULE1 Tokens will not be subject to a Minimum Dwell Term. Once placed, and subject to compliance with the Minimum Placement, the Tokens may access repurchase mechanisms by the Issuer ("Repurchase Option") – in accordance with the conditions provided and trading schemes in an authorized Secondary Market, enabled by Fintech Américas, S.A. de C.V., in strict adherence to the required regulatory and technological traceability criteria.

36. **Digital Asset Service Provider:** Refers to Fintech Américas, S.A. de C.V., an entity authorized by the National Digital Assets Commission to provide services related to the issuance, custody, operational administration and transactional registration of digital assets. Within the framework of this issuance, the PSAD, also referred to as "Monetae", "Fintech Americas" or simply "PSAD", acts as the technological and operational platform through which the subscription, transfer, holding, custody and eventual secondary trading of the $AZULE1 tokens are processed, including identity verification, operational compliance and channeling of instructions from the Issuer. The Digital Asset Service Provider provides technical-operational support and safeguarding services, without assuming any obligation of guarantee, generation of returns or financial support with respect to the Project or the economic rights linked to the tokens. Its function is limited to the execution, administration and registration of the operations associated with the issuance in accordance with the applicable regulations and the terms established in this Relevant Information Document.
37. **Azule Luxury Living Project "Project":** is a high-standard residential real estate development located in Playa Costa del Sol, municipality of Zacatecoluca, department of La Paz, Republic of El Salvador, one of the most consolidated beach destinations in the country. The project will be developed on a plot of land of approximately 15,051.56 square varas (v^2) and will be made up of a complex of three (3) beachfront apartment towers, conceived to offer a "premium" residential experience in a beach environment. Each tower will have twenty-four (24) housing units of approximately 180.52 m^2, distributed over twelve (12) levels, aimed at maximizing comfort, functionality and views. Each tower will also incorporate a level of private amenities. The Project is complemented by common areas that will include swimming pools, barbecue areas, beachfront bar, multipurpose room, children's play area, paddle tennis court and parking for residents and visitors, constituting a real estate proposal aimed at investment, second home and tourist use.
38. **Net Income Obtained:** Net economic result effectively received by the Issuer derived from the Project, determined as the difference between (i) the Gross Revenues generated by the development, execution and marketing of the Project, and (ii) the total costs, expenses, expenditures, financial obligations and other concepts directly and necessarily attributable to the Project and the operation of the Issuance, in accordance with the provisions of this Relevant Information Document (RID). The Net Income Obtained will only include liquid flows effectively received by the Issuer. The Net Income Obtained constitutes the economic right assigned in favor of the holders of the $AZULE1 token and makes up the Underlying Asset of the Issue.
39. **Reserve for Future Placement:** Strategic Reserve composed of up to two thousand five hundred (2,500) $AZULE1 Tokens in addition to the Required Base Capital, constituted by the Issuer for the purpose of raising additional capital to meet financial needs that may arise during the execution and operation of the Project. The qualification and placement of the Reserve for Future Placement will be carried out exclusively through Reserve Negotiation Sections, within the

maximum period of forty-eight (48) calendar months from the official start of the public offering, and is subject to the prior obtaining of the Construction Permits.

40. **Sweat Equity:** Refers to the participation granted to the Issuer's Shareholders without cash disbursement, in recognition of the non-financial contributions made to the development of the Azule Luxury Living Project, including management, structuring, design, obtaining permits and other activities essential to its execution. Within the framework of this issuance, a total of three hundred and seventy-five (375) tokens, equivalent to THREE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS (US$375,000.00), will be assigned to the Issuer's Shareholders as sweat equity, which will be fully governed by the guidelines, restrictions and conditions established in section 6 of the Relevant Information Document.
41. **Independent Third Party Investors:** Natural or legal persons, other than the Issuer's Shareholders, who subscribe $AZULE1 Tokens within the framework of the public offering, upon payment of the corresponding pecuniary consideration to the Issuer**.**
42. **Token:** Digital representation of an asset or right in a distributed ledger technology. In the context of this document, Token refers to $AZULE1.
43. **Revenue Token:** A type of digital asset that grants its holder economic rights to the revenue generated by an underlying project or asset. This income can be variable and is based on the commercial exploitation of the digitized asset, such as sales, leases, or other forms of revenue generation.
44. **ERC-20F Token:** The ERC-20F token is a widely used standard on the Ethereum blockchain, designed to ensure interoperability, transparency, and security in the issuance and management of digital assets. This standard allows for the creation of tokens that can be easily integrated with Ethereum-compatible applications and platforms.
45. **Tokenholders:** A group of Investors, natural or legal persons, holders of $AZULE1 Tokens, with the right to receive the Net Income Obtained from the Project in a proportional manner (pro rata) and in accordance with the terms of this RID. The term Tokenholder is used interchangeably with Token holder.
46. **Future Placement Reserve Tokens:** Tokens $AZULE1 members of the Reserve for Future Placement, which will be minted from the official start of the public offering but will remain immobilized and inactive, without generating economic rights or effects of any nature, until their effective authorization and placement in accordance with this RID.
47. **Mandatory Investment Tranche ("Tranche I"):** Initial stage of the Issuance, enabled for the exclusive placement and subscription by the Issuer's Shareholders in compliance with its Mandatory Investment. The funds raised during Tranche I will be used to cover the preliminary expenditures of the project, including, without limitation, the acquisition of the land, regulatory procedures and permits, architectural and engineering designs, legal and administrative fees, and other costs associated with the structuring and early development phase of the Azule Luxury Living Project.

48. **Public Offering Tranche ("Tranche II"):** Second tranche of the Issuance, for an amount of up to ONE MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$1,500,000.00), equivalent to one thousand five hundred (1,500) $AZULE1 tokens, intended for placement among third-party investors through the Primary Market. The authorization of Section II is subject to the prior obtaining of the permits required for the construction and execution of the Azule Luxury Living Project, and must be carried out within three (3) calendar months following the obtaining of said permits. The placement of Section II will be subject to the Minimum Placement Window and other conditions established in this RID, and the funds raised will be used to finance the construction and development of the Project in accordance with the planned Use of Funds.
49. **Reserve Trading Tranches ("Trading Tranches"):** One or more successive periods enabled by the Issuer, at its discretion, for the placement of additional tokens from the Future Placement Reserve, up to the aggregate maximum limit of two thousand five hundred (2,500) tokens. Each Reserve Trading Tranche will be offered to investors under the same issuance conditions applicable to the previously placed tokens, and will have a maximum placement period of thirty (30) calendar days from its authorization. In the event that, at the expiration of said term, the tokens of the respective tranche have not been placed in their entirety, the Issuer's Shareholders must acquire the remainder within the following thirty (30) calendar days, in accordance with the provisions of this RID.
50. **Minimum Placement Window:** Period of three (3) calendar months applicable to Tranche II of the Issuance, counted from the date of authorization of said tranche by the Issuer, during which the Minimum Placement must be reached as a suspensive and indispensable condition for the continuity of the Issuance. To this end, at least one thousand (1,000) tokens $AZULE1 of Tranche II, equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), must be placed and subscribed to among Independent Third Party Investors. In the event that the Minimum Placement is not reached within this period, the Issuance may not validly continue its course and will be cancelled by operation of law: the issued Tokens will be withdrawn from circulation and eliminated ("burned"), and the full refund (100%) of the amounts invested will be made, under a 1:1 conversion ratio and without the application of penalties, commissions or withholdings, in accordance with the provisions of this RID.
51. **Tranche II Authorization Window:** Maximum period of three (3) calendar months, counted from the date of effective obtaining of the Construction Permits, during which the Issuer must enable Section II of the Issuance. Failure to comply with this deadline will activate the Mandatory Redemption mechanisms provided for in this RID.
52. **Permitting Window:** Maximum period of twelve (12) calendar months, counted from the date of authorization of Section I (coinciding with the official start of the public offering), during which the Issuer must obtain all the Construction Permits.

The definitions contained in this glossary are specific and applicable only to this Relevant Information Document (RID) related to the issuance of $AZULE1 tokens. These definitions should not be construed as applicable outside the context of this document or for other projects, broadcasts, or other legal purposes.

AZULE®

4. Letter from the Issuer

Dear Investors,

We are pleased to present you with an exclusive investment opportunity in the Azule Luxury Living Project, a high-value residential real estate development strategically located in Playa Costa del Sol, department of La Paz, El Salvador. This project is part of a coastal urban development vision that integrates first-class real estate assets with innovative financial solutions, through the tokenization of future flows associated with the development and commercialization of the project.

Azule Luxury Living consists of a complex of three oceanfront towers, each with twenty-four housing units of approximately 180.52 square meters distributed over twelve levels, including a level of private amenities. The project will have integral common areas, such as swimming pools, beachfront bar, barbecue areas, multipurpose room, children's play area, paddle tennis court and parking for residents and visitors. Its strategic location, close to the International Airport of El Salvador, ensures an unprecedented residential and tourist attraction, facilitating access for national and international visitors and strengthening the value of the project.

The issuance of the $AZULE 1 token is backed by the assignment of economic rights over one hundred percent of the Net Income Obtained derived from the commercialization and sale of the seventy-two housing units that make up the project. Investors will participate proportionally and directly in the economic results of the project, after deducting the costs associated with the development, execution, operation and maintenance, as well as the costs of structuring, regulatory compliance and administration of the issuance. This scheme ensures that token holders participate in the net flows effectively perceived, aligning their interests with the operational and commercial performance of the project under verifiable and traceable parameters.

The present public offering of tokens aims to raise funds to finance the project, providing investors with access to a tangible asset and backed by real flows, overcoming the traditional barriers of initial capital, limited liquidity or lack of traceability. This issuance allows participation in a premium project in the coastal real estate sector of El Salvador, with transparency, technological traceability and valuation projection, offering a modern, safe and accessible alternative to invest in high-quality real estate assets.

Investing in $AZULE 1 provides access to an innovative, efficient and transparent investment model, which integrates real estate infrastructure with advanced financial technology. The economic rights associated with the tokens come directly from the flows generated by the project, ensuring tangible support for the investment and proportional participation in the economic results. The structure of the issue also allows for potential liquidity through authorised secondary markets, favouring the diversification and accessibility of the investment. By linking returns directly to the economic success of the project, an alignment of interests between investors and the Issuer is guaranteed, reinforced by oversight mechanisms and periodic reports on the financial and operational performance of the development.

With this issuance, VIRGEN DE LOURDES, S.A. de C.V. consolidates a modern real estate financing model that combines asset security, operational efficiency and traceability, providing investors with the opportunity to participate in a first-class project in the coastal area of El Salvador, with prospects of appreciation, proportional income and access to a clear and competitive regulatory environment.

For more information on the issuance, conditions of participation and procedures for investing, we invite you to consult the Relevant Information Document (DIR) available through Fintech Américas, S.A. de C.V., or to contact our investor service team directly. We appreciate your attention and trust in this unique investment opportunity.

Sincerely,

Eduardo Alberto Sol Vega
Sole Owner Administrator and Legal Representative
VIRGEN DE LOURDES, S.A. DE C.V.

Affidavit

To the best of our knowledge and in accordance with the information available to date, the information contained in the Relevant Information Document of the Issuance of the Offering submitted to the National Digital Assets Commission is correct, accurate and complete, and does not contain material omissions. VIRGEN DE LOURDES, S.A. DE C.V. will keep all information up to date and, in the event of any material changes in the information provided or in situations affecting the issuance of the tokens, will communicate such information to investors and competent authorities without delay, as required by applicable laws and regulations. **Appendix 1 - Affidavit**

AZULE®

5. Summary

This public offering of digital assets is carried out by Virgen de Lourdes, S.A. de C.V. (the "Issuer"), within the framework of a Public Offering of Income, through the issuance of the Token denominated $AZULE1, identified with the ticker label $AZULE1. It is an Income Token, whose yield is directly linked to the Net Income Obtained derived from the development, execution, marketing and sale of the Azule Luxury Living Project, in accordance with the terms and conditions established in this Relevant Information Document.

The structuring of the Issuance is carried out by Fintech Américas, S.A. de C.V. (Monetae), authorized as a Digital Asset Service Provider under registration number CNAD PSAD-0018, providing its technical, financial and regulatory experience in the design and structuring of the digital instrument.

The administration of the Issuance, as well as the provision of the associated operational services, in its capacity as Digital Asset Service Provider (PSAD), is in charge of Fintech Américas, S.A. de C.V. (Monetae), in accordance with the authorization granted by the National Digital Assets Commission (CNAD).

The custody of the $AZULE1 Tokens will be carried out through the Monetae platform, which will be responsible for safeguarding the digital assets issued, as well as guaranteeing the security, traceability and transparency of operations through the use of blockchain technology, in strict compliance with the provisions issued by the CNAD.

In addition, the Issuance has TR CAPITAL, S.A. de C.V., in its capacity as Certifier of the Issuance, duly registered with the CNAD under number CERT-0003, and responsible for the certification and verification of the Issuance process, in accordance with the applicable regulations.

The instrument offered in the framework of this operation constitutes a Digital Asset of the type "Public Offering of Income – Income Token", represented by Token $AZULE1, each with a nominal value of ONE THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (USD 1,000.00).

The total amount of the Issuance amounts to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000), represented by a maximum of FIVE THOUSAND THREE HUNDRED NINETY-FIVE (5,395) $AZULE1 Tokens. The Issuance adopts a unit price structure, by virtue of which all Tokens offered in the Primary Market, both during the Minimum Placement Window and in the Reserve Trading Windows, will be offered at the single price of US$1,000.00 per Token, without discounts, differentiated tranches or tiered pricing schemes, thus guaranteeing a level playing field among Investors and efficient management of the placement process.

Each $AZULE1 Token represents an indivisible unit of proportional participation in the economic rights derived from the Issuance, and the participation of each Investor will be determined based on the total number of Tokens effectively placed in the Primary Market. For these purposes, the calculation of Tokens in circulation includes the Tokens assigned as "Sweat Equity" and "Contributed Capital" to the Issuer's Shareholders, and excludes those Tokens destined for reserve for future placement, as long as they have not been effectively placed.

Azule Luxury Living Project

The Azule Luxury Living Project is a high-value residential real estate development located in Playa Costa del Sol, Zacatecoluca, department of La Paz, El Salvador, one of the coastal areas with the greatest tourist consolidation in the country. The Project is part of a real estate development strategy structured under a model of tokenization of future flows linked to development.

It will be executed on a plot of land with registration number 55161709-00000, with an approximate area of 10,519.75 m² (15,051.66 v²), and will consist of a complex of three (3) towers facing the sea. Each tower will have twenty-four (24) housing units distributed over twelve (12) levels, with approximate surfaces of 180.52 m² per unit, also incorporating a level of private amenities and various common areas, such as swimming pools, recreational areas, beachfront bar, multipurpose room, children's area, paddle tennis court and parking lots.

The location of the Project presents strategic advantages due to its consolidated tourist environment and its proximity to the International Airport of El Salvador, which strengthens its potential as an asset oriented to investment, second home and tourist use, in a context of state promotion of coastal tourism.

Currently, the Project is in the pre-development stage. Technical designs, specialized studies, topographic surveys and budgets have been carried out, as well as the preparation of preliminary marketing inputs. The Issuer formally began commercialization of the Azule Luxury Living Project on April 29, 2026. As of the date of this Relevant Information Document, there are forty (40) housing units under reservation, without any promises of sale or definitive sales contracts having been signed. Such reserves do not constitute definitive contractual obligations nor do they guarantee minimum levels of placement, demand or revenue, so any financial projection or expectation of return should be considered an estimate and subject to the evolution of the Project, the obtaining of the corresponding permits and market conditions.

Underlying Assets and Net Income Earned

The underlying asset of the issuance of the $AZULE1 token consists of the assignment of economic rights over one hundred percent (100%) of the Net Income Obtained derived from the development, execution, marketing and sale of the real estate project "Azule Luxury Living", located in Playa Costa del Sol, El Salvador.

The holders of $AZULE1 will participate in a direct, proportional and non-discretionary manner in the net economic results effectively generated by the Project. They will be entitled to receive the net flows derived from the commercialization of the 72 units, after deducting all the costs and expenses directly and necessarily associated with the development, execution and commercialization of the Project, as well as the administrative, regulatory, financial and technological costs linked to the structuring, maintenance and compliance of the issuance.

Net Income will be determined as the difference between the Gross Revenues effectively received by the Issuer and the total costs and expenses attributable to the Project, in accordance with applicable accounting criteria. Gross Income shall be considered all cash flows effectively received for pre-sales and final sales of the units, including advances, penalties and interest, as well as any lawful form of commercial exploitation linked to the Project.

Deductions will include, but are not limited to, land acquisition, construction, urbanization and infrastructure costs, professional fees, administrative costs, permits, taxes and licenses, marketing expenses, financial costs arising from debt linked to the Project, and expenses related to tokenization and regulatory compliance. Items other than the above may not be deducted, except for those that must be recognized in accordance with International Financial Reporting Standards (IFRS) as directly attributable to the Project.

Distributions to Tokenholders will be subject to prior compliance with operational and financial obligations, including bank loans, construction expenses, marketing, administrative costs and complementary financing.

Reason and Objectives of the $AZULE1 issue

The issuance constitutes a modern real estate investment alternative through the tokenization of future flows, overcoming traditional barriers such as high entry amounts, low liquidity and limited transparency. Through $AZULE1 tokens, investors have access to an asset backed by a real project, with technological traceability and appreciation potential linked to the development of the Salvadoran coastal area.

From a strategic perspective, the offer seeks to strengthen the financial structure of the Project through a hybrid model that combines traditional financing, such as bank loans, which may have guarantees and priority of payment, with innovative digital mechanisms under blockchain technology. The Issuer undertakes to disclose the conditions of any additional financing in its transparency reports. This structure allows optimizing capital, improving liquidity and diversifying the investor base.

The issuance is made under El Salvador's Digital Asset Issuance Law (LEAD), providing legal certainty and a clear regulatory environment. It also promotes innovative investment that combines equity support, profitability projection and contribution to the economic development of the coastal zone.

The $AZULE1 token represents a more inclusive, efficient, and transparent real estate financing model, integrating real assets with digital infrastructure. Its main attributes include traceability through smart contracts, fiduciary supervision by the Administrator, fractional accessibility to real estate investment and the possibility of trading in the secondary market.

Total Amount, Composition of Capital and Tokens allocated to Shareholders

The total authorized amount of the issuance amounts to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000.00), represented by FIVE THOUSAND THREE HUNDRED NINETY-FIVE (5,395) $AZULE1 tokens, with a face value of ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00) per token.

The issue is composed as follows:

- Base Capital Required: in the amount of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens.
- Reserve for Future Placement in the amount of TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens.
- Capital contributed by the shareholders of the Issuer in the amount of TWENTY THOUSAND UNITED STATES DOLLARS (US$20,000.00), represented by TWENTY (20) tokens.
- Sweat Equity for an amount of THREE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$375,000.00), represented by THREE HUNDRED SEVENTY-FIVE (375) tokens granted to the shareholders of the Issuer in proportion to their shareholding.

The shareholders of the Issuer must make a Mandatory Initial Investment equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), represented by ONE THOUSAND (1,000) tokens corresponding to Tranche I of the issuance. The Mandatory Initial Investment will be an integral part of the Required Base Capital of the Issuance and will be computed within the Placement Window of the Required Base Capital.

The tokens assigned to shareholders, including those corresponding to Sweat Equity, Contributed Capital and Mandatory Initial Investment, will grant the same economic rights, priority conditions and proportional participation in the Net Income Obtained as the tokens acquired by third party investors.

Issuance Term, Primary Market, Tranches and Minimum Placement

The issuance will have a maximum term of seven (7) years from the official authorization of the public offering. The Primary Market will remain open for a maximum period of forty-eight (48) calendar months.

The Required Base Capital will be divided into two tranches. Tranche I will correspond to the mandatory investment of the Issuer's shareholders for an amount equivalent to ONE THOUSAND (1,000) tokens and ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00). Tranche II will be aimed at third-party investors and will comprise up to ONE THOUSAND FIVE HUNDRED (1,500) tokens equivalent to ONE MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$1,500,000.00).

The authorization of Section II will be subject to the prior obtaining of all the construction permits and licenses required for the Project. Once this tranche is enabled, a Minimum Placement Window of three (3) calendar months will be opened, during which a minimum placement of ONE THOUSAND (1,000) tokens equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00) must be reached.

In the event that the minimum placement is not reached within the established period, the issuance will be cancelled and the funds contributed by the investors will be fully refunded through the Issue Manager's platform.

Future Placement Reserve

The issuance includes a Reserve for Future Placement made up of up to TWO THOUSAND FIVE HUNDRED (2,500) tokens equivalent to TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00). These tokens will be minted from the beginning of the public offering, but will remain immobilized and inactive until they are enabled for placement.

The purpose of this reserve is to allow the Issuer to access additional capital to meet future operational needs, contingencies or financial requirements related to the development and execution of the Project.

The authorization of the reserve tokens will be conditional on obtaining the construction permits and can only be carried out once the negotiation of Section II has been concluded. Each authorization must be previously notified to the National Digital Assets Commission and will give rise to a Reserve Negotiation Window with a maximum duration of thirty (30) calendar days.

As long as they remain immobilized, such tokens will not generate economic rights or produce dilution effects. Once placed on the Primary Market, they will be fully incorporated into the total of tokens in circulation and will participate equally in yield distributions.

Use of Funds, Safeguards and Control

The funds obtained through the issuance will be used exclusively for the development and execution of the Azule Luxury Living Project, including land acquisition, construction, urbanization, infrastructure, permits, licenses, marketing, administration, tokenization, regulatory compliance and complementary financing.

Likewise, the resources may be used to cover pre-operational obligations, bridge loans, accounts payable related to the Project and costs associated with new financing required for the continuity or expansion of the development.

The Issuer may not use the funds for activities outside the Project, for the payment of dividends, personal obligations, speculative investments or unauthorized uses. Any failure to comply shall constitute a material breach of the conditions of the issue.

As safeguarding and control mechanisms, the funds will be managed through a segregated, secure and auditable account, either in United States dollars, USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and supported by the MONETAE platform. The custody of these funds will be managed through specialized infrastructure provided by Fireblocks. During the custody period, the resources may not be transferred to the Issuer or to the investors, nor used for purposes other than their safekeeping and administration in accordance with the terms of this Issuance. In addition, the Issuer shall submit semi-annual reports on the use of funds, financial statements of the Project and independent annual financial audits.

Yields, Distribution Policy and Payment Mechanism

$AZULE1 tokens do not set a fixed rate or guarantee minimum returns. The economic return will depend exclusively on the financial and commercial performance of the Project, as well as on the existence of distributable liquid surpluses.

The distribution of income will be made only after all the operational and financial obligations of the Project have been covered, including bank financing, construction costs, marketing, suppliers, administrative expenses and other associated obligations.

The Mandatory Distribution will be made only once within the first period that occurs between the total sale of the seventy-two (72) housing units or the expiration of the issuance term. The Issuer may also make early partial distributions during the term of the issuance, provided that there are Net Earned Incomes effectively received and available.

Prior to any distribution, the Issuer must submit updated financial statements, detailed calculations of Net Income Obtained and notify Monetae at least ten (10) business days in advance.

The distribution of income will be executed exclusively through the MONETAE platform, in its capacity as Issuance Administrator and PSAD registered with the CNAD. Payments may be made by bank transfer or credited to the Investor's digital wallet, in any of the Trading Currencies admitted pursuant to this RID.

<u>Rights, Benefits, Restrictions, and Buyback Option</u>

Tokenholders shall have the right to participate proportionally in the Net Income Obtained from the Project, access periodic information on the financial and operational performance of the development and trade their tokens on an authorized secondary market, subject to authorization by the Issuer and applicable regulatory compliance.

Investors may also participate proportionally in eventual repurchase processes executed by the Issuer. The structure of the issuance incorporates benefits associated with technological transparency, blockchain traceability, potential liquidity in the secondary market and economic exposure to a large-scale tourism real estate project.

However, the tokens will not grant corporate, political, or voting rights over the Issuer. Likewise, they do not have a real, fiduciary or personal guarantee, and the distributions will be subordinated to the fulfillment of additional financing contracted by the Issuer.

The issuance includes a Call Option through which the Issuer may partially or fully repurchase the tokens in circulation using exclusively its own funds. In the event of partial buybacks, these will be made proportionally among the eligible Tokenholders. The buyback value will be determined based on the net value of the Project and not on the face value of the tokens.

<u>Technology and Trading Currency</u>

The $AZULE1 tokens will be traded through the platform either in U.S. dollars or in USDC or other stablecoins supported by the MONETAE platform, and which in turn are duly authorized by the CNAD. Conversions between dollars and stablecoins will be carried out through liquidity providers integrated into the Issuance Manager's platform, under market conditions and in accordance with the operational guidelines of the PSAD.

The funds contributed by investors will be held by the Issuance Administrator, through its platform, in a segregated, secure and auditable account, either in United States dollars, USDC or other stablecoins duly authorized by the National Digital Assets

Commission ("CNAD") and supported by the MONETAE platform, in accordance with the internal policies applicable to the Digital Asset Service Provider. The custody of these funds will be managed through specialized infrastructure provided by Fireblocks. During the custody period, the resources may not be transferred to the Issuer or to the investors, nor used for purposes other than their safekeeping and administration in accordance with the terms of this Issuance.

In terms of restrictions and tradability, the issuance incorporates technological and regulatory mechanisms to ensure security and compliance, including MPC Wallets, Fireblocks, geofencing, and a smart contract allowlist system. All users will be required to complete rigorous registration and identity verification (KYC) processes before interacting with tokens. Only pre-authorized addresses will be able to transact with $AZULE1. Likewise, the participation of sanctioned persons or entities, as well as residents of jurisdictions included in international sanctions lists, is restricted.

The tokens will not be convertible into other digital or physical assets. In the event that an investor wishes to liquidate his position, he may do so exclusively by selling $AZULE1 on the authorized Secondary Market.

As for commissions, investors will not assume costs for the acquisition in the primary market or for the administration of the issue. However, fees may apply for stablecoin exchange, for operations in the secondary market and for bank transfers between investors and the Administrator.

The supported trading currencies will be United States of America dollars (USD), USDC, and other stablecoins authorized by the National Digital Assets Commission and supported by Monetae. The tokens may be traded on an authorized secondary market and subject to the sole discretion of the Issuer, who may enable it as of the thirteenth (13th) month from the beginning of the Issuance, upon formal notification to the CNAD and the Tokenholders with no less than thirty (30) business days in advance.

IMPORTANT: This executive summary is for informational purposes only and does not replace, in any case, the complete reading of the Relevant Information Document or its Glossary of Terms. The information contained herein constitutes only a general synthesis intended to facilitate the initial understanding of the structure, characteristics and conditions of the broadcast; however, it does not include all applicable regulatory provisions, definitions, obligations, rights, risks, operational processes, or limitations. To obtain a complete, accurate and legally binding understanding of the issuance and the economic rights associated with the $AZULE1 Token, the potential investor should consult the full version of the Relevant Information Document, its annexes and its glossary, as well as seek the professional advice it deems appropriate. Participation in the offer implies full and unreserved acceptance of all the conditions set out in these documents.

6. Main Characteristics of the Issue

The following table of features provides all relevant information related to the offering of $AZULE1 tokens, ensuring that investors can make informed and informed decisions about the benefits and risks involved in this investment opportunity.

Characteristics of the Public Offering	
Issuer	Virgen de Lourdes, S.A. de C.V.
Type of Public Offering	Public Offering of Income
Token Denomination	BLUE
Token Quote Label	$AZULE1
Type of Digital Asset	Public Offering of Revenue – Revenue Token
Structuring and Issue Manager	**FINTECH AMERICAS, S.A. DE C.V. ("Monetae")** CNAD Registration Number: PSAD-0018 • Address: Final Avenida La Capilla No. 624, Colonia San Benito, District of San Salvador, Municipality of San Salvador Centro, Department of San Salvador. • Designated contact person: Jessica Andrea Ardón López • Contact Phone: +503 7061-1888 • Contact Email: contacto@monetae.io • Website: https://www.monetae.io/
Digital Asset Service Provider	**FINTECH AMERICAS, S.A. DE C.V. ("Monetae")** CNAD Registration Number: PSAD-0018 • Address: Final Avenida La Capilla No. 624, Colonia San Benito, District of San Salvador, Municipality of San Salvador Centro, Department of San Salvador. • Designated contact person: Jessica Andrea Ardón López • Contact Phone: +503 7061-1888 • Contact Email: contacto@monetae.io • Website: https://www.monetae.io/
Token Custody	The Tokens will be safeguarded through the FINTECH AMERICAS, S.A. DE C.V. platform (PSAD-0018). FINTECH AMERICAS, S.A. DE C.V. is responsible for the custody of the digital assets issued under the token. Its main function in the Issuance of $AZULE1 Tokens is to guarantee the security, traceability and transparency of operations through blockchain technology, complying

	with the applicable regulatory provisions established by the National Digital Assets Commission (CNAD).
Issuance Certifier	**TR CAPITAL, S.A. DE C.V.** CNAD Registration Number: CERT-0003 • Address: Calle Cuscatlán, #4312, Col. Escalón, District of San Salvador, Municipality of San Salvador Centro, Department of San Salvador, El Salvador. • Designated contact person: Héctor Ramon Torres Córdova • Contact Phone: +503 2538-6360 • Contact Email: info@trcapital.net • Website: https://trcapital.net/
Total amount of the issue	The total amount of this Issuance amounts to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000.00).
Number of tokens to be issued	The total number of tokens to be issued is **FIVE THOUSAND THREE HUNDRED NINETY-FIVE (5,395) Tokens, with a face value of ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00)** each.
Issuance Term	The total term of the Issuance will be **up to seven (7) years (84 months),** counted from the date of authorization of the public offering.
Underlying Asset	The Underlying Asset of the Issuance of Token $AZULE1 is constituted by the assignment of economic rights in favor of the token holders, in accordance with Annex 6, over one hundred percent (100%) of the Net Income Obtained derived from the development, execution, marketing and sale of seventy-two (72) housing units (apartments) that make up the Azule Luxury Living real estate project, located in Playa Costa del Sol, Republic of El Salvador. The Project comprises a total of 72 housing units (apartments), distributed in three (3) towers of twelve (12) levels, with twenty-four (24) apartments per tower, as well as their common areas, infrastructure and complementary works. The Net Income Obtained constitutes the economic right to which the holders of $AZULE1 have access, who will participate directly, proportionally and non-discretionally in the totality of the net income generated by the execution and sale of the Project, whose determination, administration and distribution will be subject to priority

rules and objective criteria provided for in this Relevant Information Document (RID) and its applicable annexes.

1. Economic rights of holders and nature of flows

The Tokenholders will be entitled to receive the economic benefits arising from the income obtained from the sale of the 72 housing units (apartments), after deducting (i) all costs and expenses directly associated with the development, execution and marketing of the Project, and (ii) the operating costs of the Issuer, as well as the regulatory, administrative and structuring expenses linked to tokenization and maintenance of the issuance.

To avoid extensive interpretations, it is established that the profits to be distributed will correspond to net flows actually received, determined on an accounting and financial basis, and adjusted in accordance with the principles of reasonableness, causality and direct attribution to the Project.

The Net Income Obtained is determined as the difference between:

1. gross proceeds from the commercial operation of the Project (as defined below); and
2. all costs, expenses and other expenses necessary for the design, execution, operation, administration and maintenance of the Project and the operational infrastructure associated with the Issuance of the Tokens.

By virtue of this scheme, the Tokenholders will participate in the effective economic results of the Project, which constitute the financial basis of the Underlying Asset of this Issuance.

2. Gross Project Revenue

The **Gross Revenues of the Project** comprise the totality of the economic flows effectively generated and received by the Issuer, directly or indirectly, as a result of the development, construction and commercialization of Azule Luxury Living, including, but not limited to:

- Income received from reservations, promises of sale, pre-sales and definitive sales of the housing units that make up the three (3) towers; including premiums, advances, contractual penalties, late

	interest, price adjustments and any other charges derived from contractual relations with purchasers, as well as any other lawful form of monetization linked to the property and its amenities. • Any other lawful form of commercial exploitation linked to the Project (for example, management schemes for short-term rentals, when applicable and adopted by the Issuer in accordance with the RID). • Returns derived from short-term temporary investments executed with funds from the Project, provided that they meet criteria of prudence, liquidity and capital preservation, and conform to the guidelines defined in this RID. **3. Determination of Net Income and Net Distributable Income** To determine Net Distributable Income (and, therefore, Net Income Earned), all costs and expenses directly attributable to the Project will be deducted from the total received , including, but not limited to: • Land acquisition and integration. • Construction costs (gray and white work), urbanization and infrastructure. • Hiring of direct and indirect labor; materials and supplies. • Permits, licenses, fees, contributions and taxes related to the execution of the Project. • Professional fees, design costs, engineering, technical supervision, management and construction administration. • Administrative and financial costs of the Project, including commissions and charges directly linked to its execution. • Costs and expenses related to new financing or debt instruments that the Issuer may contract in connection with the execution, continuity and expansion of the Project, including interest, commissions, amortizations and any other expenditure derived from such financing. • Sales, marketing, promotion, brokerage, deed and commercial closing fees when they are paid by the Issuer. • Expenses related to tokenization, certification, issuance management, regulatory compliance, and

	technological infrastructure necessary for its operation. No items other than those mentioned above may be deducted, except for those that, in accordance with International Financial Reporting Standards (IFRS), must be recognized as costs directly and necessarily attributable to the Project; a circumstance that must be duly disclosed in the Issuer's financial transparency reports and in the applicable supporting documentation. This scheme seeks to ensure that Tokenholders participate in the real economic results of the Project, aligning their interests with the operational and commercial performance of the development, under verifiable and traceable parameters. **4. Priority and subordination vis-à-vis financial creditors** ***It is expressly established that any distribution to the Tokenholders will be subject to the prior, full and timely fulfillment of the Issuer's contractual obligations with financial creditors, including banking, institutional or any other obligations related to the financing of the Project.*** ***By virtue of this structure, the returns corresponding to the Tokenholders will depend exclusively on the existence of liquid surpluses available after such obligations have been met, including amortizations of capital, interest, commissions and other contractually recognized financial expenses, in accordance with the priority defined in the RID.*** **5. Assignment of economic rights and representation of holders** As a legal and operational support mechanism, the Issuer will grant an assignment of economic rights over 100% of the Net Income Obtained from the Project in favor of the Tokenholders, commonly represented by Fintech Américas, S.A. de C.V., in its capacity as Administrator of the Issuance and representative of the interests of the Tokenholders, in accordance with Annex 6.

Such assignment will include, among others, cash flows and receivables derived from: (i) partial payments and advances, (ii) outstanding balances, (iii) contractual penalties, (iv) default interest, and (v) interest or income generated by cash surpluses and permitted temporary investments.

The assignment agreement will remain in force throughout the life of the issue, ensuring that the economic rights assigned to the Tokenholders remain protected and applied in accordance with the regulatory framework and the provisions of this RID.

6. Powers of the Issuer and Additional Financing

As part of the financial strategy of the Project, the Issuer is authorized to manage and contract additional financing, either with banking institutions, non-bank financial entities, institutional investors, investment or debt funds, or with any other qualified counterparty that operates under market conditions, in order to complement the capital required for the execution of the Project and optimize its financial structure.

For such purposes, the Issuer may constitute guarantees over the assets of the Project, including, among others, the real estate where the Project is developed, its improvements, buildings, rights derived from it, future flows and other related assets, through the constitution of liens such as mortgages, pledges, guarantee trusts, assignments as collateral or other real or personal rights of guarantee, in accordance with the applicable regulations.

The exercise of said power shall be subject to the following guidelines and covenants of indebtedness:

a) The additional financing will be used exclusively for the execution, development, continuity or improvement of the Project;
b) They will be hired under market conditions, in accordance with criteria of reasonableness and financial prudence;
c) The level of indebtedness of the Issuer must be consistent with the projected capacity to generate flows of the Project, avoiding structures that

	compromise its financial viability; d) Financing may not be structured whose economic conditions are manifestly disproportionate or that significantly affect the reasonable expectation of return of the Tokenholders; e) The Issuer shall notify the National Digital Assets Commission and the Tokenholders, at least five (5) business days prior to the subscription of the financing, of the essential conditions thereof, the guarantees to be granted and the possible impacts on the flows of the Project. It is expressly stated that the Tokenholders do not have direct security interests in the assets of the Project and that, in the event of secured financing, the secured creditors will have preference in the order of priority of payments with respect to the flows of the Project, in accordance with the applicable regulations. Consequently, the distribution of returns to the Tokenholders will be subordinated to the full and timely fulfillment of the payment obligations derived from the financing contracted by the Issuer, which constitutes a relevant risk duly disclosed in this Relevant Information Document. **It is hereby stated that the assignment of economic rights in favor of the Tokenholders does not impair the right of the Issuer to structure additional financing, guaranteed or not, on the property where the Project is executed, its improvements, buildings, associated investments and other related assets, without prejudice to the order of priority of payments and other conditions applicable in accordance with this RID. the respective financing contracts and the regulations in force.** All of the above is formalized in accordance with the provisions of Annex 6 of this Relevant Information Document.
Determination of the Amount of the Issue	The total amount of this Issuance amounts to an amount of up to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000), which is composed of the following elements: • **Base Capital Required**: TWO MILLION FIVE

	HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens. • **Reserve for Future Placement**: TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens. • **Capital Contributed by the Issuer's Shareholders**: TWENTY THOUSAND UNITED STATES DOLLARS (US$20,000.00), represented by TWENTY (20) tokens. • **Sweat Equity**: THREE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$375,000.00), represented by THREE HUNDRED AND SEVENTY-FIVE (375) tokens, granted to the Issuer's Shareholders in proportion to their shareholding. **<u>Composition of the Amount of the Issue</u>** **Base Capital Required: US$2,500,000 (2,500 tokens)** The amount of the Capital Required is determined based on a technical-economic analysis of the Azule Luxury Living Project, considering the capital needs required for its orderly execution within the master general development plan. This amount is not derived from the discount of future flows, but from a comprehensive assessment of the financial, material and technical resources necessary to complete the development of the component, ensuring its operational viability and financial sustainability. In other words, the determination of the amount responds to the capital projected as essential for the development and commercialization of the Azule Luxury Living Project, as well as to the complementary costs and expenses assigned, in accordance with the provisions of section 10 of this RID. **Reserve for Future Placement: US$2,500,000 (2,500 tokens)**

	The Reserve for Future Placement constitutes a strategic reserve of Tokens, intended to be enabled and placed by the Issuer, in whole or in part, at its sole discretion, exclusively through placement in the Primary Market and within a maximum period of forty-eight (48) calendar months from the official start of the public offering, in accordance with the financial needs that may arise during the execution and operation of the Project. Its purpose is to provide the Issuer with additional capitalization capacity to meet requirements derived from the operational complexity of the Project, including, without limitation, contingencies and events that are not foreseeable or beyond the control of the Issuer. The Tokens that make up this reserve do not generate economic rights or confer prerogatives of any nature as long as they remain immobilized and not placed. Once enabled and effectively placed on the Primary Market, such Tokens will be fully incorporated into the total number of Tokens in circulation, producing the corresponding proportional dilution and participating in the returns of the Project on an equal basis with the other Tokens. Investors participating in the Reserve for Future Placement will have the right to participate in distributions only on a proportional basis (pro-rata) from the time of their effective placement, without the right to participate in distributions generated prior to their entry, thereby avoiding any undue dilution effect to the detriment of initial investors. The foregoing shall take effect as of the first distribution that takes place after its placement, in accordance with the rules of priority and temporality established in this Relevant Information Document. **Sweat Equity US$375,000 (375 tokens)** Sweat Equity Tokens are allocated to the Issuer's shareholders in proportion to their respective shareholding. These Tokens constitute a recognition of the non-monetary contributions made by shareholders during the preliminary phase of the Project. Its granting strengthens the equity structure of the development, by adequately reflecting the contribution in

	kind, the specialized work and the previous effort invested by the shareholders; and optimizes the use of external capital, allowing the resources provided by third-party investors to be allocated more efficiently to the financial needs of the execution of the Project. **Issuer's Shareholder Contributed Capital: US$20,000 (20 Tokens)** The Contributed Capital corresponds to the liquid resources that the Issuer's shareholders have contributed directly to the company as capital contributions, made prior to this issuance and intended to finance: • the initial stages of the Azule Luxury Living Project; • preliminary studies and procedures; • the procedures, permits and administrative costs necessary for its development; y • the advance payments associated with the technical and financial structuring of the issue. The Contributed Capital constitutes an effective, registered and verifiable monetary contribution, already invested by the shareholders of the Issuer and which is expressly incorporated in the financial model of the Issue. In recognition of such contributions, twenty (20) tokens will be issued, equivalent to the amount effectively contributed. The tokens associated with the Capital Contributed by the Issuer's shareholders respond to the strategic objective of structuring one hundred percent (100%) of the Project under a comprehensive tokenization scheme, articulating a complementarity between: (i) the $AZULE1 tokens and (ii) traditional external financing. By subscribing and assigning such Tokens, the Issuer recognizes and converts the capital contributed by its shareholders to the Project to date, as well as the rights and/or interests it holds with respect to the assets linked to it, in order to receive tokens and participate directly in the Issuance. Consequently, the Issuer's Shareholders will act as token holders, on an equal footing with other investors, in accordance with the terms and conditions set forth in this Relevant Information Document.
Token Price	**Single Issue Price** All Tokens offered during the primary placement, either in the Minimum Placement Window or in the Reserve Trading Windows, will be offered at the same unit price of ONE

	THOUSAND UNITED STATES DOLLARS (US$1,000.00) per Token. Discounts will not be applied for brackets or staggered prices. This measure guarantees equity among Investors and facilitates the management of the placement process.
Token unit	Each $AZULE1 Token represents an indivisible unit of proportional participation in the economic rights associated with this Issuance. The participation of each token is determined based on the total number of tokens effectively placed in the primary market, including those allocated as *Sweat Equity* and those granted to the Issuer's shareholders for the Contributed Capital. Consequently, the Tokenholders will participate pro rata in the Net Income Obtained generated by the Azule Luxury Living Project, understood as the gross income minus all costs, expenses and operational, financial and administrative charges attributable to the project, as established in this RID. Each Token confers on its holder the right to receive its corresponding proportion of said Net Income Obtained, after deducting operating costs, regulatory costs, financial expenses and any other expenditures related to the operation, maintenance, administration and financing of the Project. The calculation of $AZULE1 Tokens in circulation (those effectively placed) includes those assigned as "Sweat Equity" and "Contributed Capital" to the Issuer's shareholders, and excludes those destined for the "Reserve for Future Placement" that have not yet been placed. Once placed, the "Reserve for Future Placement" Tokens will be integrated into the total in circulation, generating the corresponding proportional dilution and participating in the returns on equal terms with the other holders.
Participation of the Issuer's Shareholders as a Development Commission or "*Sweat Equity*"	A block of three hundred and seventy-five (375) tokens will be allocated exclusively to the Issuer's shareholders, in proportion to their shareholding, in recognition of their role in the conception, structuring, management and development of this issuance. This assignment constitutes the formal recognition of the

	effort, time, technical knowledge, operational management and intellectual capital contributed by the Issuer's shareholders during the phase prior to the launch of the Project, including, among other aspects, the conceptualization of the Project, the negotiation of the land and its permits, architectural planning, financial structuring and the preparation of the public offering. Sweat Equity represents a legitimate and transparent mechanism for aligning interests between the Issuer's shareholders and the Investors, by ensuring that those who promote the Project maintain a direct participation in its economic performance and in the appreciation of the Underlying Asset. This participation does not imply a cash outlay by the Issuer's shareholders, but is subject to the same rules of priority, distribution of flows and economic conditions applicable to the Tokens acquired by third party Investors, as established in this Relevant Information Document. These tokens: • They will have the same economic rights as those acquired by third party investors, including full and proportional participation in the underlying asset. This means that the Issuer's Shareholders, in their capacity as holders of such tokens, will retain the flows corresponding to their pro-rata participation with respect to the tokens they hold in their personal portfolio. • They shall be the exclusive property of the Issuer's Shareholders, in proportion to their shareholding, and may be disposed of at any time, in accordance with the restrictions and procedures established in this Relevant Information Document. • They do not imply capital disbursement by the Issuer, constituting a non-monetary recognition for its strategic and operational contribution to the project.
Mandatory Initial Investment of the Issuer's Shareholders and Mandatory Investment Tranche	At the time of the Notice of the Public Offering, Tranche I of the Issuance **(**"Mandatory Investment Tranche" or "Tranche I") will be enabled, corresponding to the Mandatory Initial Investment of the Issuer's Shareholders, by virtue of which the Issuer's Shareholders must acquire, on a mandatory basis, one thousand (1,000) $AZULE1 tokens, equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), in proportion to their

	respective shareholding in the capital stock of the Issuer. The purpose of this participation is to align the interests of the Issuer's Shareholders with those of the other Tokenholders, to reinforce their economic commitment to the success of the Issuance and to ensure a solid initial financial basis to support the transaction. The fulfillment of the Mandatory Initial Investment will be carried out through capital contributions made directly by the Issuer's Shareholders, who will subscribe the corresponding tokens in accordance with the terms of the Issuance and the provisions of this RID. The resources raised through Tranche I will be used to cover the preliminary expenditures necessary for the development of the Project. including, without limitation, procedures, designs, obtaining permits, repayment of existing obligations, payment of alcabala and legal fees derived from the acquisition of the land, advertising, administrative expenses and other costs associated with the initial stage of the Project. The Mandatory Initial Investment will be an integral part of the Required Base Capital of the Issuance and will be computed within the Placement Window of the Required Base Capital. This structure allows the Project to be capitalized in its early stage through the tokenization model, without exposing the general investing public to the risk derived from a possible failure to obtain the required permits for the execution of the Project. The remainder of the Required Base Capital ("Public Offering Tranche" or "Tranche II"), will be offered for placement among third-party investors, in accordance with the terms and conditions set forth in this RID. The Mandatory Initial Investment of the Issuer's Shareholders represents a real and effective financial exposure to the risk and performance of the Project, and the Tokens thus acquired will grant the same economic, legal and priority rights as those acquired by third party investors.
Primary Market	For the purposes of this Relevant Information Document ("RID"), the Primary Market shall be understood as the scope of offer, placement and first acquisition of the issued tokens, in which investors subscribe and acquire the tokens directly from the Issuer (or through the

	Issuance Administrator's platform acting as an authorized placement channel), at nominal value or at the defined issue price, and in accordance with the conditions of the authorized public offering. The Primary Market will remain available for a maximum period of forty-eight (48) calendar months from the official start of the public offering, without prejudice to the placement of the tokens linked to the Required Base Capital or the Future Placement Reserve being governed by the windows and tranches described in this RID.
Minimum Placement and Placement Window of the Required Base Capital	**1. Required Base Capital** The Required Base Capital of the Issuance amounts to TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00), represented by two thousand five hundred (2,500) $AZULE1 tokens, with a face value of US$1,000.00 each. The Required Base Capital constitutes the minimum amount of capital that the Issuer must raise for the execution of the Azule Luxury Living Project in accordance with the terms of this RID. The Required Base Capital will be structured in two tranches: (i) the Mandatory Investment Tranche ("Tranche I"), for ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), equivalent to one thousand (1,000) tokens, corresponding to the Mandatory Initial Investment of the Issuer's Shareholders; and (ii) the Public Offering Tranche ("Tranche II"), for up to ONE MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$1,500,000.00), equivalent to up to one thousand five hundred (1,500) tokens, intended for subscription by third-party investors. **2. Condition Precedent for the Authorization of Section II** ***NOTICE OF RELEVANT DISCLOSURE TO THE INVESTOR****: The authorization of Section II is subject, in any case, to the prior and effective obtaining by the Issuer of all the governmental, municipal and regulatory permits, licenses and authorizations required for the construction and execution of the Azule Luxury Living Project (the "Construction Permits"). Consequently, as long as the Construction Permits have not been obtained in their entirety, Section II may not be enabled nor may the corresponding tokens be offered, placed or subscribed by*

	any investor. This condition precedent constitutes a material risk expressly disclosed to the Investors in this RID. **3. Section II Authorization Window** Tranche I will be considered placed and subscribed from the date of official authorization of the public offering on the Issue Administrator's platform, through the direct contribution of capital from the Issuer's Shareholders, in proportion to their respective shareholding, in compliance with the Mandatory Initial Investment of the Issuer's Shareholders. The Issuer shall have a maximum period of twelve (12) calendar months, counted from the authorization of Section I, to obtain the Construction Permits (the "Permitting Window"). Once the Construction Permits are obtained, the Issuer will have a maximum period of three (3) additional calendar months to enable Section II (the "Section II Authorization Window"). **4. Minimum Placement Window of Section II** Once Tranche II has been enabled by the Issuer, the Minimum Placement Window will open, equivalent to a period of three (3) calendar months from the date of authorization of Tranche II, during which the Minimum Placement must be reached as a suspensive and indispensable condition for the continuity of the Issuance. During the Minimum Placement Window, the Issuer will enable for placement in the Primary Market the one thousand five hundred (1,500) tokens corresponding to Tranche II, equivalent to ONE MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$1,500,000.00), which will be offered exclusively to third-party investors. In order for the Issuance to validly continue its course, a minimum of one thousand (1,000) Tranche II tokens, equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), must be placed and subscribed within the Minimum Placement Window among third-party investors (the "Minimum Placement").

	<u>4.1. Custody of funds during the Minimum Placement Window</u> Until compliance with the Minimum Placement is verified, the funds contributed by the Investors will be held in custody by the Issue Administrator through its platform, either in United States dollars or in USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and admitted on the Monetae platform. During the custody period: (a) the Issuer may not, under any circumstances, dispose of the funds collected; (b) the funds will be held in a segregated, secure, and auditable account, in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12); and (c) custody infrastructure will be provided through Fireblocks. The funds in custody may not be transferred to the Issuer or to the Investors, nor may they be used for any purpose other than their safekeeping in custody, until compliance with the Minimum Placement is verified in accordance with the procedures defined by the Administrator of the Issue. During the custody period, the funds will not generate interest or returns, and neither the Issuer nor the Administrator of the Issue will assume any liability for this concept. **<u>4.2. Consequences of non-compliance with the Minimum Placement</u>** In the event that the Minimum Placement is not reached within the Minimum Placement Window, the Issuance will be deemed to be cancelled by operation of law. In such a case: (a) all the tokens issued will be withdrawn from circulation and disposed of ("burned") by means of the technical mechanisms provided for in this RID; and (b) the full reimbursement mechanism in favor of the Investors will be activated through the Issuance Administrator's platform. The refund will be made in a 1:1 ratio with respect to the amount originally invested, without the application of penalties, commissions or withholdings, within an estimated

	period of up to five (5) business days, counted from the expiration of the Minimum Placement Window. The refund will be executed through the Issuance Administrator and will be made, at the Investor's choice, by (i) transfer to the bank account previously designated by the Investor, or (ii) crediting to its digital wallet enabled on the Monetae platform, in accordance with the operational and regulatory compliance procedures established for this purpose. **<u>4.3. Release of funds upon reaching the Minimum Placement</u>** Once compliance with the Minimum Placement has been verified, the funds in custody will be released in favor of the Issuer, who may dispose of them exclusively for the purposes and under the conditions set forth in this RID. **5. Obligation to Absorb the Remainder of Tranche II** Once the Minimum Placement of one thousand (1,000) Tranche II tokens has been reached, in the event that, at the expiration of the Minimum Placement Window, the remaining enabled Tranche II tokens have not been placed in their entirety among independent third-party investors, the Issuer's Shareholders must acquire the remainder within a maximum period of thirty (30) calendar days from such maturity. This obligation, together with the Issuer's Shareholder Mandatory Initial Investment, constitutes the Issuer's Shareholder Investment Mandate. The tokens acquired by the Issuer's Shareholders in compliance with the obligation to absorb the remainder will be enabled for their eventual trading in the Secondary Market, in accordance with the terms of this RID. **6. Obligation to authorize the investing public** The Issuer shall be obliged to enable for the potential investment of the investing public in general the totality of the one thousand five hundred (1,500) tokens corresponding to Tranche II, without prejudice to the Mandatory Investment of the Issuer's Shareholders and the

	obligation to absorb the remainder provided for in section 5 above.
Future Placement Reserve Tokens	As part of the financial structure of this Issuance, the Issuer has constituted a reserve consisting of up to two thousand five hundred (2,500) $AZULE1 Tokens (the "Future Placement Reserve Tokens"), which may be enabled and placed only within the maximum period of forty-eight (48) calendar months, counted from the official start of the public offering on the Issuance Administrator's platform. The Future Placement Reserve Tokens will be minted from the official start of the public offering, but will remain immobilized and inactive as long as they retain this condition, not being available for placement or producing economic effects of any nature until the moment they are formally enabled in accordance with this RID. The purpose of this reserve is to provide the Issuer with a flexible and strategic mechanism for raising additional capital, which allows it to meet financing needs that may arise during the execution and operation of the Azule Luxury Living Project, including, without limitation, contingencies and unforeseen requirements. **Condition Precedent for Habilitation** *NOTICE OF RELEVANT DISCLOSURE TO INVESTOR: The authorization of the Future Placement Reserve Tokens is subject, in any case, to the prior and effective obtaining by the Issuer of all the governmental, municipal and regulatory permits, licenses and authorizations required for the construction and execution of the Azule Luxury Living Project (the "Construction Permits"). Consequently, as long as the Construction Permits have not been obtained in their entirety, the Future Placement Reserve Tokens may not be enabled or offered, placed or subscribed by any investor. This condition precedent constitutes a material risk expressly disclosed to the Investors in this RID.* **Enabling Future Placement Reserve Tokens** The authorization of the Future Placement Reserve Tokens will not be automatic and may only be carried out once the

	trading of the Required Base Capital Tokens corresponding to Tranche II has been concluded, through the opening of one or more Reserve Trading Tranches, in accordance with the procedure, requirements and controls provided for in this RID. From that moment on, the Issuer may enable Tokens from this reserve, activating, in each case, a Reserve Trading Window with a specific term for placement in the Primary Market, during which such Tokens may be acquired by Investors under the same conditions applicable to the Tokens previously placed. Each enablement of Tokens from the Future Placement Reserve—up to an aggregate maximum of two thousand five hundred (2,500) additional Tokens—will trigger a Reserve Trading Window with a maximum duration of thirty (30) calendar days (the "Reserve Trading Tranche Term"). **Authorization Procedure** Prior to enabling a Reserve Trading Tranche, the Issuer must notify its intention to the National Digital Assets Commission at least five (5) business days in advance of the authorization date (the "Reserve Trading Tranche Notice"). The Notice of Reserve Trading Tranche must be duly authorized by the Legal Representative of the Issuer or by the General Shareholders' Meeting, and shall include at least: (a) date and time of authorization of the Reserve Negotiation Tranche; (b) Term of the Reserve Negotiation Tranche (maximum thirty (30) calendar days from its authorization); (c) number of Tokens to be traded; (d) nominal value of the Token: US$1,000.00 (one thousand dollars of the United States of America); y (e) total value of the Reserve Trading Tranche, with the understanding that the cumulative nominal value of the Tokens placed in previous Reserve Trading Tranches, added to the nominal value of the Tokens to be placed in the new Tranche, may not exceed, in any case, the total authorized amount of the Future Placement Reserve Tokens,

	equivalent to TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00). The Notice of Tranche of Negotiation of Reserves will also be made available to the general investing public through the Monetae platform. **No minimum amount per tranche and obligation to absorb the remainder** The Reserve Negotiation Tranches will not be subject to a minimum placement amount. However, in the event that, at the expiration of the Term of the Reserve Trading Tranche, the enabled Tokens have not been placed in their entirety, the Issuer's Shareholders must acquire the remainder within a maximum period of thirty (30) calendar days from such maturity. The Tokens thus acquired will be enabled for eventual trading on the Secondary Market, in accordance with the terms of this RID. **Non-affectation due to performance of a specific section** *It is expressly stated that failure to achieve total placement in a specific Reserve Negotiation Tranche will not disqualify or limit the Issuer from enabling new Reserve Negotiation Tranches, provided that the terms, conditions and limits established in this RID are respected.* **Legal and Economic Status of Reservation Tokens** (i) As long as the Future Placement Reserve Tokens remain immobilized and have not been effectively placed, they shall not generate economic rights or confer prerogatives of any nature to their nominal holder; in particular, they will not grant rights to the net income obtained from the Project, they will not accumulate returns or participate in the economic distribution provided for in this RID, maintaining a neutral economic status that does not produce dilution on the active Tokenholders. (ii) Once enabled and effectively placed on the Primary Market, the Future Placement Reserve Tokens will be fully incorporated into the total number of Tokens in circulation, producing the corresponding proportional dilution and

	participating in the returns of the Project on an equal basis with the other Tokens. Investors who acquire Tokens from the Future Placement Reserve will have the right to participate in the distributions of net income exclusively on a pro rata basis and from the moment of their effective placement, without any right to participate in distributions generated prior to their entry, thus avoiding any undue dilution effect to the detriment of the initial Investors. The foregoing shall take effect from the first distribution that takes place after its placement, in accordance with the rules of priority and temporality established in this RID. **Transparency and traceability** The existence, status and movements of the Future Placement Reserve Tokens will be visible in real-time through the Issuance Administrator platform and the corresponding Smart Contract. Any authorization or modification of its status must be publicly notified, in accordance with the principles of transparency, equity and traceability established in this RID.
Maximum Placement	Up to the total of the Issue
Minimum Term of Stay	$AZULE1 Tokens will not be subject to a Minimum Term of Hold. Once placed, and subject to compliance with the Minimum Placement, the Tokens may access repurchase mechanisms by the Issuer ("Repurchase Option"), in accordance with the conditions provided and trading schemes in an authorized Secondary Market, enabled by Fintech Américas, S.A. de C.V., in strict adherence to the required regulatory and technological traceability criteria.
Minimum and maximum trading values	The minimum trading value of the $AZULE1 Tokens will be ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00), corresponding to the acquisition of one (1) token. This amount represents the minimum investment unit to access the economic rights linked to the net income obtained, generated by the Azule Luxury Living project, in accordance with the conditions stipulated in this Relevant Information Document (RID). The maximum trading value of the $AZULE1 Tokens in the Primary Market will be equivalent, at any given time, to the total number of tokens effectively enabled by the Issuer for placement and primary trading (whether in one or more windows and/or tranches), in accordance with the

	provisions of this RID. This threshold applies only to the primary placement made through the Administrator's platform. However, within the secondary market, the Digital Asset Service Providers (DSPs) that collaborate in the distribution of this issuance may establish, under their own operational terms, different or additional minimum acquisition amounts for their respective customers, provided that such terms do not contravene the applicable regulation or the general conditions of this instrument. **IMPORTANT: Digital Asset Service Providers may establish, through their respective technological platforms, minimum and maximum acquisition limits (in number of tokens) applicable to their users. These limits must be adjusted to its internal operating policies, provided that they do not contravene the minimum or maximum amounts determined by the Issuer and established in this Relevant Information Document (RID).**
Marketability and Secondary Market	The Secondary Market shall be understood as the trading environment in which the tokens, once placed in the Primary Market, can be transferred and traded between investors through an authorized trading infrastructure, without such trading implying, in itself, a direct raising of resources by the Issuer (except when the Issuer participates as a counterparty as permitted by this RID and the applicable regulations). The Secondary Market may be enabled, at the discretion of the issuer, as of the thirteen (13th) month from the beginning of the Issuance. In case of being enabled, a prior notice of at least 30 days must be given. In the Secondary Market, $AZULE1 tokens may be freely traded on an authorized secondary market, to be enabled by Fintech Americas, S.A. de C.V. (Monetae), subject to compliance with applicable regulatory requirements, including, where applicable, know-your-customer (KYC) processes. due diligence, and prevention of money laundering and terrorist financing (AML/CFT), as well as rules of transparency, investor eligibility and other provisions issued by the competent authority. The registration, clearing and settlement of the operations

	carried out in the Secondary Market will be carried out through Fintech Américas, S.A. de C.V., in its capacity as Administrator of the Issuance, and/or through other duly authorized Digital Asset Service Providers (DSPs), as appropriate and in accordance with applicable regulations.
Use of Funds	Until compliance with the Minimum Placement is verified, the funds contributed by the Investors will be held in custody by the Issue Administrator through its platform, either in United States dollars or in USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and admitted on the Monetae platform. During the custody period: (a) the Issuer may not, under any circumstances, dispose of the funds collected; (b) the funds will be held in a segregated, secure, and auditable account, in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12); and (c) custody infrastructure will be provided through Fireblocks. The funds in custody may not be transferred to the Issuer or to the Investors, nor may they be used for any purpose other than their safekeeping in custody, until compliance with the Minimum Placement is verified in accordance with the procedures defined by the Administrator of the Issue. During the custody period, the funds will not generate interest or returns, and neither the Issuer nor the Administrator of the Issue will assume any liability for this concept. Once this condition is met, the Administrator will release the funds to the Issuer, who must allocate them exclusively to the authorized uses of the Azule Luxury Living Project and report monthly on their application. Any misuse will constitute a serious breach and may result in early termination of the broadcast and liabilities. The funds received may be used by the Issuer exclusively for the execution, administration and continuity of the "Azule Luxury Living" Project, under the terms detailed below: 1. **Preliminary and planning costs and expenses:** Including design, technical, topographical, environmental and financial studies; obtaining

	permits, licenses and authorizations; and any administrative procedures necessary for the viability of the Project. 2. **Acquisition of the Project Land:** The funds may be used to acquire the property where the Azule Luxury Living Project will be executed, currently subject to a promise of sale with the owner company MARYLEEN, S.A. DE. C.V., corresponding to Registration 55161709-00000/, for a purchase price of US$1,985,000, including the total or partial payment of the price, earnest money, advances or payments on account, as well as the expenses and taxes associated with the formalization and perfection of the sale, including notary and registry fees and directly attributable legal costs. Such materialization will be communicated through the publication of a Relevant Event on the platform of the Issuance Administrator, within a period of no more than five (5) business days from the registration of the sale in the National Registry Center. 3. **Development, urbanization and infrastructure costs and expenses:** Including the direct costs of construction and civil works, including foundations, structure, finishes, electromechanical systems and complementary works. In addition, it includes the acquisition of materials and supplies, hiring of labor and technical professional services, improvements, construction of roads, authorization of basic services (water, energy, drainage), complementary infrastructure, and other expenditures directly linked to the correct implementation of the project. 4. **Project Administration Costs and Expenses:** Including, but not limited to: (i) accounting and auditing; (ii) compliance officer; (iii) corporate administration; and (iv) general operating expenses. 5. **Marketing costs and expenses:** Including marketing and advertising campaigns, sales commissions, agency or commercial advisor fees and any other costs associated with the placement of the housing units (apartments) of the Project. 6. **Expenses associated with tokenization:** Including

	certification and registration of the Issuance, administration of the Issuance and PSADs; custody services of the Tokens; technical audits; regulatory compliance in terms of KYC/AML; legal, financial and regulatory advice; and any expenditure necessary for the proper structuring, operation and maintenance of the tokenized instrument. 7. **Costs and expenses associated with new financing:** Including interest, commissions, amortizations, legal costs and any disbursement associated with new lines of credit, debt issuances or financial instruments contracted by the Issuer for the continuity, expansion or improvement of the Project. 8. **Payment of Obligations Arising from Pre-Operational Credits or Accounts Payable:** The funds may be used to pay, repay, cancel or refinance pre-operational obligations or transitory financing granted to the Issuer prior to this Issuance, including: bridge loans; capital advances structured as debt; short-term credits associated with direct costs of the Project; obligations to related parties or shareholders; and accounts for pay third parties or related parties. 9. **Other authorized uses:** The funds may be temporarily invested in short-term, low-risk, and highly liquid instruments, such as AAA-rated securities or their equivalent, provided that such investments do not affect the immediate availability of resources for the purposes of the Project. **Prohibitions and Safeguards** The Issuer may not use the funds in activities unrelated to the development of the Project, nor may they be used to pay personal obligations, dividends, reimbursements to related parties (except in the case of payment of obligations arising from pre-operational credits or accounts payable), or speculative investments. Any unauthorized use of funds will constitute a material breach of the conditions of the issuance.

	In the event of an unauthorized use of the funds raised, the Issuance Administrator, acting on behalf of the token holders, shall be entitled to require the Issuer to redeem all the tokens in circulation, at face value, plus a penalty of five percent (5.0%), in accordance with the terms established in this Relevant Information Document (DIR). This control scheme guarantees that the funds contributed by investors are used in accordance with the intended purposes, ensuring operational and legal traceability aligned with the principles of transparency, legal certainty and protection of the collective interest of tokenholders. **Obligations of the Issuer** In order to guarantee the traceability, integrity and correct application of the resources, and in compliance with the obligations of protection to the Token Holders, the Issuer undertakes to: 1. **Segregated Account:** Manage all funds from the placement of Token $AZULE1 through a segregated bank account for the exclusive use of this Issuance, opened at Banco de América Central, S.A. (see Appendix 11). This account will be the only vehicle for the reception, administration and disbursement of the resources of the Issuance. 2. **Reporting and transparency regime**: The Issuer will implement a formal periodic reporting regime, accessible to Investors, which will include at least: a. **Semi-annual reports on the use of funds**, detailing applications, balances, allocations, and justifications for disbursements. The report must be submitted within forty-five (45) calendar days following the end of the semester corresponding to the month of June and, for the semester ending in December, no later than April thirty (30) of the immediately following fiscal year, or within the applicable deadlines in accordance with the provisions of Articles 283 and 284 of the Commercial Code. b. **Financial statements of the Project,** presented semi-annually, including: statement of financial position of the project, progress of

	work, marketing progress and operational performance. The report must be submitted within forty-five (45) calendar days following the end of the semester corresponding to the month of June and, for the semester ending in December, no later than April thirty (30) of the immediately following fiscal year, or within the applicable deadlines in accordance with the provisions of Articles 283 and 284 of the Commercial Code. c. **Annual financial audit**, carried out at the end of each fiscal year by an independent auditing firm appointed by the General Meeting of Shareholders of Virgen de Lourdes, S.A. de C.V. The audit must be issued and made available to the Token Holders no later than April 30 of the immediately following fiscal year, or within the deadlines provided for in articles 283 and 284 of the Commercial Code, if applicable.
Performance to Tokenholder	The income of the $AZULE1 Token Holders comes from the Net Income effectively obtained by the Issuer, derived from the design, development, execution, marketing and exploitation of the Azule Luxury Living Project. The distribution of this income will be carried out in accordance with the priority and proportionality scheme established in this RID, only when there are distributable surpluses. Unlike traditional financial instruments, this issuance does not establish a fixed interest rate or guarantee a minimum return, since the return for investors is directly linked to the actual operational and financial performance of the project. This structure seeks to align the incentives between the Issuer and the tokenholders, granting greater profitability potential depending on the commercial success of the real estate initiative. Additionally, because $AZULE1 tokens represent a direct participation in variable flows derived from the performance of the project, no maximum contractual or nominal yield is established. The effective return will depend exclusively on: i) The total revenues effectively received from the sale of units, ii) The

	efficiency in the execution of the project, iii) The real cost structure, and iv) The net surpluses available at the end of the operating cycle. ***Any reference to financial projections or expected returns will be illustrative and non-binding and should be interpreted by the investor based on its own risk profile and independent analysis.*** **Flow Priority** The distribution of flows to $AZULE1 token holders will be governed by a strict priority scheme, whereby returns will be allocated only after all operational and financial commitments of the project have been covered. These include, but are not limited to: • Payment of bank obligations, including principal and interest on loans used to finance construction. • Marketing expenses, sales commissions, marketing, and any costs associated with distribution channels. • Payments to suppliers, contractors, subcontractors and third parties involved in the design, execution and completion of the work. • Administrative, legal and regulatory expenses attributable to the project. • Interest, commissions and charges related to other sources of complementary (non-tokenized) financing. ***Only after covering these obligations, the net remainder will be distributed proportionally among all $AZULE1 token holders, based on their percentage of participation with respect to the total of tokens with economic entitlement, in accordance with the terms and procedures established in this Relevant Information Document (RID).*** **<u>Calculation of Net Income Earned:</u>** The Net Income Obtained is determined as the Difference between: 1. the gross proceeds derived from the commercial operation of the Project (as defined below), and 2. all costs, expenses and other expenses necessary for the design, execution, operation, administration and

	maintenance of the Project and the operational infrastructure associated with the Issuance of the Tokens. Under this scheme, the holders of the $AZULE1 Tokens will participate in the effective economic results of the Project, which constitute the financial basis of the Underlying Asset of this Issuance. <u>Gross Income:</u> For the purposes of this Relevant Information Document, Gross Income includes, but is not limited to, all economic flows generated directly or indirectly by the development, construction, marketing and monetization of the Azule Luxury Living Real Estate Project, including income from reservations, promises of sale, pre-sales and definitive sales of the housing units that make up the three (3) towers of the Project; income from premiums, contractual penalties, late interest and other charges derived from contractual relations with purchasers; as well as any other lawful form of monetization related to the property and the units that make up the Project. <u>Costs and Expenses:</u> For the calculation of the Net Income Obtained, all expenditures, contractual obligations and administrative expenses directly or indirectly linked to the development, construction, marketing of the Azule Luxury Living Real Estate Project and to the structuring, maintenance and management of the tokenized Issuance will be deducted from the Gross Income. These deductions include, but are not limited to: (i) the costs and expenses of architectural and structural design, technical studies, feasibility, permits, licenses, authorizations and other administrative procedures necessary for the execution of the Project; (ii) the costs and expenses of construction of the three (3) towers, complementary works, urbanization, infrastructure, equipment, finishes and any improvement necessary for the proper delivery and operation of the housing units; (iii) the costs and expenses of administering the Project by the Issuer, including accounting, compliance officer, corporate administration, operating expenses and professional fees; (iv) the costs and expenses of

	marketing, marketing, advertising, sales commissions and other expenses associated with the placement and sale of the units; (v) the expenses associated with the structuring and maintenance of the Issuance, including certification, administration, custody of the Tokens, audits, KYC/AML compliance, legal and regulatory advice, and other costs necessary for the operation of the digital instrument; (vi) the costs and expenses derived from current financing or other financing intended for the acquisition of the land or the execution of the Project, including interest, commissions, amortizations and other financial expenditures; and (vii) any other costs or expenses reasonably necessary for the execution, continuity, and closure of the Project. ***No obligations other than the above may be added, except for those that, in accordance with the applicable IFRS, must be recognized as financial or operational obligations directly and necessarily attributable to the project, in which case the Issuer must disclose them in its financial transparency reports*** **Yield Distribution Policy to Tokenholders** The Issuer will have the obligation to make a Mandatory Distribution in favor of the holders of the $AZULE1 tokens, which will be made only once within the first period that occurs between: (i) the execution of the public deeds of sale that perfect the sale of all the seventy-two (72) housing units (apartments) that make up the Project, and its due registration when applicable, and (ii) the expiration of the total term of this Issuance. Such Mandatory Distribution shall only include amounts actually realized, liquid and available, expressly excluding estimated, projected, accrued and not received values. All distributions, including Mandatory Distributions, shall be executed in accordance with the priority rules, calculation conditions, and other operational provisions provided for in this Relevant Information Document. Additionally, during the Issuance Term, the Issuer may

	make partial or total distributions of returns in favor of token holders, with the periodicity determined at its discretion, provided that: (i) there is effective availability of liquid surpluses; (ii) there is Net Income Obtained realized and effectively received; and (iii) the priority rules and other operational provisions established in this RIDare respected at all times. Pre-Distribution Information Prior to making any distribution of income, the Issuer must submit, at least fifteen (15) calendar days prior to the date scheduled for distribution, its most recent internal financial statements corresponding to the immediately preceding calendar month, accompanied by the detailed calculation of the Net Income Obtained and the income to be distributed. Such information must be duly signed by the Legal Representative of the Issuer and by its accountant. Notification to the Issue Manager The Issuer shall notify MONETAE, in its capacity as Issue Administrator, at least ten (10) business days in advance of any partial or total distribution. The notification must include: (i) the total amount to be distributed; (ii) the calculation of the available Net Earned Income; (iii) the proportion corresponding to each Tokenholder; (iv) the relevant accounting documentation and certifications; and (v) an express certification stating that the distribution does not contravene the priority of payments or the other obligations assumed by the Issuer. **Payment Mechanism and Traceability** The distribution of income will be executed exclusively through the PSAD platform responsible for the administration of the Issue, Monetae, duly registered with the CNAD. The distribution of returns will be made in any of the Trading Currencies admitted under this RID, at the Investor's choice, by (i) transfer to the bank account previously designated by the Investor, or (ii) crediting to its digital wallet enabled on the Monetae platform, in accordance with the operational and regulatory compliance procedures established for this purpose.

	The payment process will operate through Monetae's technological infrastructure, allowing: • Automation of the distribution process according to the approved calculation; • Auditable and immutable record of all transactions associated with the payment of returns; • Comprehensive traceability of distributed flows and economic rights related to each Token; • Real-time visualization by Investors of the status of their investment and the distributions received; • Transparency and security in the execution of the payment scheme.
Token collateral	The $AZULE1 tokens are not backed by real, personal or fiduciary guarantee of any nature, as this Issuance does not constitute a financial obligation in the traditional terms of debt, nor does it entail a legal duty of guarantee under the regulations applicable to digital assets in the Republic of El Salvador. The absence of guarantees on the tokens is due to a structural decision by the Issuer aimed at preserving the availability of the Project's assets as collateral to access complementary bank or institutional financing. Consequently, the property in which the Azule Luxury Living Project is developed, as well as its improvements, buildings and associated investments, may be encumbered, in whole or in part, by means of a mortgage, guarantee trust, assignment as collateral or other real or personal security rights, in favor of the financial institutions or institutional creditors that grant such complementary financing. in support of the obligations contracted by the Issuer. This structure maximizes the Issuer's operational flexibility and preserves the financial balance sheet of the Project, under the terms described under "Powers of the Issuer and Additional Financing" of this RID.
Rights, Benefits and Restrictions	Holders of $AZULE1 tokens will enjoy the following economic and contractual rights, by virtue of their participation in this issuance: **Rights**

	• **Participation in the Net Income Obtained from the Project:** Right to receive a proportional portion (pro rata) of the Net Income Obtained by the Azule Luxury Living Project, in accordance with the distribution, priority and temporality scheme established in this RID. These flows derive from the commercialization and sale of the housing units (apartments). • **Access to the Secondary Market:** Ability to transfer, sell or assign the Tokens to third parties as of the thirteenth (13th) month of the Issuance in case the issuer decides to enable it. Operations must be carried out through duly authorized Secondary Market platforms. The Issuer may actively participate in such market as a buyer or seller, in accordance with the principles of equity and transparency. • **Right to Information:** Access to relevant periodic information on the status of the project's progress, budget execution, construction milestones, financial statements, perceived flows, and any other material event that may affect the economic value of the token or return projections. • **Participation in Repurchases:** The right to participate, under proportional allocation conditions, in the early repurchase operations that the Issuer may execute in accordance with its discretionary power, using its own funds. **Benefits** • **Exposure to a Real Estate Project located in a consolidated tourism destination:** investment backed by real estate assets in a consolidated tourist area, with potential for return both via operating cash flows and capital appreciation. • **Custody and Assisted Governance Model:** The figure of the Administrator acts as an operational trustee, supervising the use of funds according to the progress of the project, reinforcing financial traceability and safeguarding the collective interests of token holders. • **Technological and Operational Transparency:** The use of blockchain technology allows real-time traceability of the issuance, ownership, distribution of flows and events associated with the token,

	which minimizes the risk of opacity and allows for public and independent validations. • **Potential Liquidity:** Possibility of monetizing the investment before the maturity of the issue through its trading in a secondary market, without the need to wait for the final flow of settlement. **Restrictions** • **There are no guaranteed payments or fixed return dates:** Returns will be strictly conditioned on the actual financial performance of the project. The distribution of flows will depend on the income effectively received by the Issuer and may vary in time and amount. • **No Corporate Rights:** Holding of the $AZULE1 token does not confer political rights, voting rights, or direct participation in the Issuer's decision-making or corporate structure. • **Proportional dilution by enabling future placement reserve tokens:** In the event that the Issuer decides to enable Future Placement Reserve Tokens, active holders may experience a proportional dilution of their economic participation, without prejudice to their acquired rights. These Tokens, once placed, will have the same rights as the rest of the Tokens in circulation. • **Subordination to additional financing:** In accordance with the provisions regarding the "Powers of the Issuer and additional financing", the distribution of returns to the Tokenholders will be subordinated to the full and timely fulfillment of the payment obligations derived from the additional financing that the Issuer contracts during the term of the Issuance.
Call option	The Issuer also has a Call Option that may be exercised on all or part of the Tokens in circulation, once the Minimum Placement has been reached. In the event that the repurchase is partially executed, it will be carried out in accordance with a proportional allocation mechanism (pro rata) among all holders of eligible Tokens, without establishing any priority, preference or discrimination among them, so that each investor participates in the repurchase in direct proportion to their relative holding with respect to the total Tokens in circulation. The Buyback Option will be subject to prior notice, and will be

	effected using the Issuer's own funds. The conditions and criteria for the exercise of this power are as follows: • Fractionation: The buyback may be carried out on part or all of the tokens in circulation, in accordance with the availability of flows and the management strategies of the Issuer. • Proportional allocation: In case of partial buybacks, the allocation of the tokens subject to buyback will be made on a proportional basis (pro rata) among the existing holders, according to their relative share at the time of notification. • Buyback Value: The buyback price will not be equal to the face value of the token. Instead, it will be calculated based on the value of the project's net assets, deducting the accounting liabilities recorded in the books, determined from the audited financial statements of the previous year or, failing that, by fair valuation in accordance with generally accepted accounting principles. • Prior notification: The Issuer must formally communicate its intention to exercise the repurchase at least thirty (30) calendar days in advance and a maximum of sixty (60) calendar days before the effective date of execution. The notification will be made through the platform of Fintech Américas, S.A. de C.V. Additionally, the issuer must send a formal notice to the National Digital Assets Commission (CNAD) indicating the terms of the repurchase and the procedures adopted. • Restriction on the origin of funds: The resources used to execute the repurchase must come from the Issuer's own funds or from profits not subject to distribution in accordance with the economic rights assigned to the token holders. Under no circumstances may the portion of flows assigned to the tokenholders according to the current distribution scheme be used for this purpose.
Trading Currency	• United States dollars. • USDC or other stablecoins supported by MONETAE that are duly authorized by the CNAD.

	Conversions between United States dollars and stablecoins supported in accordance with the preceding paragraph shall be processed through the liquidity providers integrated into the MONETAE platform, in its capacity as Issuance Administrator, under market conditions and in accordance with the operational guidelines of the PSAD. Funds contributed by investors will be held in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12), in a segregated, secure, and auditable account, supported by custody infrastructure provided through Fireblocks. During this period, such funds may not be transferred to the Issuer or to the investors themselves, nor may they be used for any purpose other than their safekeeping in custody.
Restrictions and Marketability	The sales restrictions are designed to comply with all regulatory guidelines, as well as facilitate the security and control of transactions, implementing advanced technologies such as MPC Wallets, Fireblocks, and an Allowlist system. All users of the PSAD platform must go through a rigorous registration and identity verification (KYC) process. Based on the information provided, such as identification documents and financial backings, users are authorized to interact with the issued Tokens, facilitating compliance with regulatory and security standards. Additionally, the PSAD has "Geofencing" technology to prevent actors located in high-risk jurisdictions from getting hold of the Tokens of this Issuance. In addition, the Allowlist Smart Contract regulates and limits who can interact with the $AZULE1 Token. Only previously authorized users who have completed the verification process will be able to make transactions, providing additional control over interaction with digital assets and preventing unauthorized access. Tokens may not be acquired or distributed by, on behalf of, sanctioned persons or entities, or residents of countries included in international sanctions lists.
Token Convertibility	The Tokens resulting from this issuance, as a business rule, will not admit convertibility with another type of asset,

	digital or physical. In the event that the investor or Tokenholder wishes to liquidate their participation, they may do so by selling the digital asset $AZULE1 through the Secondary Market.
Applicable fees	Investors will not assume costs or commissions when acquiring the $AZULE1 Tokens on the primary market, nor for the administration of the issuance. However, they shall be subject to: - Stablecoin exchange fees. - Fees for participating in the secondary market. - Fees and surcharges associated with bank transfers between investors and Fintech Americas, S.A. de C.V.
Terms and Conditions	The terms and conditions of the $AZULE1 Tokens will be available on the marketing platform of Fintech Americas, S.A. de C.V. Additionally, they are included in this document as Exhibit 8.
Smart contract and technology to use	Standar ERC-20F - Contract Address Token $AZULE1 0x025a6E91a4558f1C930644C7EaDA414164Dcde63 Contract Address Allowlist 0x1f77e711Fec98DB05D2BC5fa84ED9aE123fE5cc6 The smart contracts used in this issuance are deployed on the Polygon blockchain, and follow the ERC-20F standard. These contracts have been audited to ensure security and compliance with applicable regulations. Specific roles have been assigned and revoked within the contract, allowing granular control over critical operations, such as token issuance and permissions management. To ensure a secure and controlled environment, an Allowlist contract has been implemented, which manages and controls who can interact with the $AZULE1 token. This ensures that only authorized participants can transact with the tokens, providing an additional level of security and confidence in issuance. In addition, an ERC-20 auditor contract is used, which acts as an on-chain validation point and ensures the transparency of all transactions related to the issuance. This contract audits the movements of the token and facilitates an immutable record of all activities, helping to prevent fraud and ensure the correct distribution of financial flows. The Polygon blockchain was selected due to its high

	scalability, low transaction costs, and compatibility with the Ethereum Virtual Machine (EVM), facilitating interoperability with other platforms and decentralized applications. The technological system of the issuance is based on a hexagonal architecture on AWS, with microservices that provide scalability and high availability. The signer is hosted on AWS Nitro, ensuring that transactions are signed in a secure environment. The custody of digital assets is carried out through Monetae, using providers such as Fireblocks, which uses advanced security policies and allows the recovery of private keys through a backup system, in case of loss or compromise. Transaction and permission policies are carefully managed to ensure controlled interaction with smart contracts.
Main Laws that are applicable to the issuance.	Laws of the Republic of El Salvador: - Constitution of the Republic. - Digital Asset Issuance Act - Commercial Code - Civil Code - Tax Code - Income Tax Law - Law for the Transfer of Movable Property and the Provision of Services - Trade Registration Act - Law on the Registry of Secured Transactions - Personal Data Protection Law - Regulations on the Registration of Issuers and Public and Private Issues

7. Description of the Issuer

Corporate Profile

Virgen de Lourdes, Sociedad Anónima de Capital Variable ("Virgen de Lourdes, S.A. de C.V." or the "Issuer"), is a Salvadoran company, incorporated on September 19, 2025, before the notarial offices Violeta Guadalupe de Paz de Marquez. The company was registered in the Commercial Registry on September 25, 2025, in which it is stated that it was incorporated as a Public Limited Company, its initial name, VIRGEN DE LOURDES, SOCIEDAD ANONIMA DE CAPITAL VARIABLE, which could be abbreviated as VIRGEN DE LOURDES, S.A de C.V.

Virgen de Lourdes, S.A. de C.V. has been created with the purpose of consolidating itself as a benchmark in the development, management and marketing of real estate in El Salvador. The Issuer's strategy is oriented towards the structuring and execution of real estate projects that allow the generation of sustainable value, under the principles of operational efficiency, transparency and regulatory compliance.

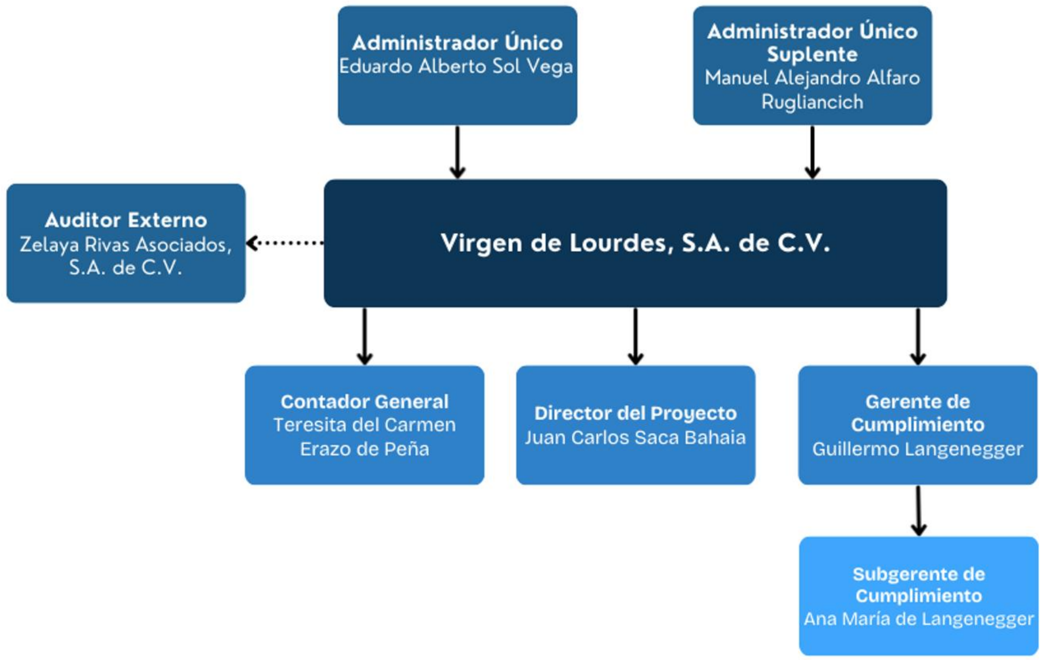
The Company carries out real estate activities with its own or leased assets, including the acquisition of real estate for remodeling or construction, as well as the leasing and sale of real estate, both residential and commercial.

Within the framework of this issuance, Virgen de Lourdes acts as Issuer and promoter of the underlying real estate project, assuming the planning, structuring and execution of the project, in accordance with the provisions of this Relevant Information Document.

It is expressly stated that, during the life of the Issuance, the Issuer will operate as a specific purpose vehicle, and that the Azule Luxury Living Project – and, in general, the activity related to the $AZULE1 token – will constitute the only commercial activity that will be carried out within the Issuer, without prejudice to accessory or complementary acts strictly necessary for its execution. administration, marketing, financing, regulatory compliance and settlement of flows in accordance with the provisions of this RID.

Issuer	VIRGEN DE LOURDES, S.A de C.V.
Registered Office	Calle y Colonia La Mascota, San Salvador, 138, district of San Salvador, municipality of San Salvador center, department of San Salvador, Republic of El Salvador
Legal representative	Eduardo Alberto Sol Vega
Tax identification number	0623-061025-101-0
Phone	+503 2555-2100
Email	info@azulecostadelsol.com
Website	https://azulecostadelsol.com/

Organizational chart



Sole Administrator and Legal Representative: Eduardo Alberto Sol Vega

Eduardo Alberto Sol Vega is a Lawyer and Notary with more than 15 years of professional experience in the field of corporate, corporate and notarial law, providing a solid legal basis to the development of high-profile real estate projects such as Azule Luxury Living. Throughout his career he has collaborated with renowned firms and companies, including Estudio Jurídico Legalia, Prieto Inversiones and NAVEGA, performing key functions related to the legal structure of investment vehicles, incorporation of companies, regulatory compliance and notarial document management.

He has a Bachelor's Degree in Legal Sciences and is a Lawyer and Notary authorized in the Republic of El Salvador. He has complemented his training with postgraduate studies in Business Law from the Technological University of El Salvador (UTEC) and ISEADE-FEPADE, as well as specialized training such as the course in Oral Litigation Techniques taught by the University of El Salvador (UES).

Alternate Administrator: Manuel Alejandro Alfaro Rugliancich

Manuel Alejandro Alfaro Rugliancich is a lawyer and notary with more than 25 years of experience in the legal sector, specializing in registry, real estate, corporate, and banking law. Throughout his career, he has held key roles as external legal counsel in several renowned companies, where he has led strategic projects that drive business development and ensure regulatory compliance. Manuel worked at Banco Cuscatlán, where he was responsible for the registry department for a decade, which allowed him to develop a deep knowledge of the financial and real estate sector. In addition, he has been a partner in law firms, consolidating himself as a benchmark in the corporate and commercial field.

His academic background includes a law degree, complemented by diplomas in tax, registry and labor law, as well as a specialization in banking law. With this solid track record and a comprehensive approach in real estate and business development.

Project Director: Juan Carlos Saca Bahaia

Juan Carlos Saca is a professional with a Bachelor of Science degree and training in sustainable strategic transformation. He currently serves as General Manager of Ranier, S.A. de C.V., where he has led the opening of new distribution lines that serve various areas of the Salvadoran industry, promoting the expansion and diversification of the business. He also serves as Project Director of Virgen de Lourdes, S.A. de C.V., having as his main function to ensure the integral development of the AZULE Luxury Living tourist housing complex. Throughout his career he has also held positions of director at the Siman Foundation and the Innocence Foundation, participating in the strategic orientation and institutional strengthening of these organizations.

Accountant: Teresita del Carmen Erazo de Peña

Teresita del Carmen Erazo de Peña has studies in Public Accounting and has solid experience in the accounting and administrative area. She has worked as an Accountant at Interlex, S.A. de C.V., where she has been responsible for the management of payrolls, preparation of annual declarations before mayors' offices, registration procedures before the National Registry Center, as well as the management of procedures and declarations before the Ministry of Finance. She has also worked as an Accountant in the Salvadoran Sports Association and in the Salvadoran Mountaineering and Climbing Federation, performing functions related to financial control, tax compliance and institutional accounting administration.

Compliance Officer: Guillermo José Langenegger Martínez

Lawyer and Notary, with a Master's Degree in Business Administration from the Catholic University of Chile, and specialized certifications in Money Laundering Prevention (AML), including Money Laundering Prevention in Fintech companies granted by the Florida International Bankers Association. He has extensive experience in the Salvadoran banking system, where he has held positions of Manager and Legal Director, as well as a consolidated career as a consultant specialized in the prevention of the risk of money laundering, assets and financing of terrorism (AML/CFT).

He has provided advice to more than fifty (50) entities in the financial, real estate, industrial, agro-industrial, commercial, hotel and service sectors, in matters of prevention of money laundering and financing of terrorism (AML/CFT), comprehensive risk management and corporate governance, including the structuring, implementation and auditing of prevention systems, the development of compliance manuals and policies, as well as corporate, financial and strategic advice. He also works as a facilitator and speaker in training programs and specialized diplomas, organized by national and international entities of the financial and service system.

Financial Statements

As of the date of issuance of this Relevant Information Document, the Issuer makes available to Tokenholders and the general public the following financial statements: (i) annual financial statements as of December 31, 2025 (Appendix 7), duly audited by an independent external auditor authorized and registered with the Supervisory Council of the Public Accounting and Auditing Profession; and (ii) interim financial statements as of March 31, 2026 (Appendix 7), prepared based on the accounting records available as of that date, which have not been subject to external audit.

The Issuer has been keeping formal accounts since the beginning of its operations, in strict compliance with the accounting, commercial and tax provisions in force in the Republic of El Salvador, applying the International Financial Reporting Standard for Small and Medium-sized Entities (IFRS for SMEs), as applicable, and maintaining reasonable internal controls to ensure adequate traceability. support and disclosure of transactions. Likewise, the Issuer shall submit its financial statements to independent external audit by duly authorized auditors registered with the Supervisory Council of the Public Accounting and Auditing Profession.

In addition, it is expressly stated that, during the life of the Issuance, the Issuer will operate as a specific purpose vehicle, and that the Azule Luxury Living Project – and, in general, the activity related to the $AZULE1 token – will constitute the only commercial activity that will be carried out within the Issuer, without prejudice to accessory or complementary acts strictly necessary for its execution. administration, marketing, financing, regulatory compliance and settlement of flows in accordance with the provisions of this RID.

The audited financial statements, interim financial statements and related reports are and will be made available to Tokenholders and the general public through the official channels of the Issuer and/or the Issue Administrator, in accordance with the principles of transparency, sufficient disclosure and accountability, and in accordance with applicable regulations. The Issuer undertakes to keep the disclosure of its financial statements up to date during the term of the Issuance.

Roles and responsibilities of the Administration

The management of VIRGEN DE LOURDES, S.A DE C.V, is constituted by a sole proprietorship, in accordance with the current corporate regime, and is in charge of the strategic and operational management of the Azule Luxury Living Project. This is carried out under principles of efficiency, transparency and responsibility.

Currently, the administration is composed of:

- **Sole Owner Administrator: Eduardo Alberto Sol Vega**
- **Alternate Sole Administrator: Manuel Alejandro Alfaro Rugliancich**

The sole administrator of VIRGEN DE LOURDES performs key corporate governance functions, aligned with the best practices in the real estate and urban development sector. Acts responsibly in strategic decision-making related to the project, ensuring its correct execution and sustainability over time.

Among his main functions are: The supervision of the progress and financial performance of the development, as well as the legal representation of the Azule Luxury Living Project before regulatory authorities, clients, investors and business partners.

The role of the manager is essential to guarantee the efficient execution of the Project, compliance with deadlines and quality standards, as well as to maximize the value generated for investors and ensure its economic viability.

About the Azule Luxury Living Project

Overview and Location

The AZULE Project (Azule Luxury Living) is a high-value residential real estate development located in Playa Costa del Sol, municipality of Zacatecoluca, department of La Paz, Republic of El Salvador, one of the most consolidated beach destinations in the country. The Project is part of a coastal urban development vision that integrates high-standard real estate assets with a structuring and marketing strategy supported by financial technology, through the tokenization of future flows associated with the development.

This section describes the current status of the Project, its geographical location, its architectural and commercial characteristics, as well as the territorial context that reinforces its attractiveness as an underlying asset of the issuance.

The Project will be developed on a plot of land of approximately 15,051.56 square varas (v^2) and will be made up of a complex of three (3) beachfront apartment towers, conceived to offer a "premium" residential experience in a beach environment.

Each tower will have twenty-four (24) housing units of approximately 180.52 m^2, distributed over twelve (12) levels, aimed at maximizing comfort, functionality and views. Likewise, each tower will incorporate a level of private amenities.

The Project is complemented by common areas that will include swimming pools, barbecue areas, beachfront bar, multipurpose room, children's play area, paddle tennis court and parking lots for residents and visitors, positioning itself as a real estate proposal aimed at investment, second home and tourist use.

Strategic location

- **Exact Address of the Property:** FIRST PORTION OF THE HACIENDA SANTA TERESA HOTEL ZONE LOTIFICATION COSTA DEL SOL, REST OF LOT A-ONE, POLYGON A, CORRESPONDING TO THE GEOGRAPHICAL LOCATION OF ZACATECOLUCA, DEPARTMENT OF LA PAZ, EL SALVADOR.
- **Registration:** 55161709-00000
- **Land Area:** 10,519.75 m^2, equivalent to 15,051.66 v^2.
- **Territorial Environment:** Costa del Sol Beach is located in the department of La Paz, in the central coastal area of El Salvador, and is characterized by its tourist and recreational vocation, with the presence of hotel offerings, services and amenities associated with beach tourism.
- **Strategic Connectivity:** The location of the Project presents logistical advantages due to its proximity to the International Airport of El Salvador (SAL), with reference distances close to ~30 km and road travel times that are usually around half an hour under normal conditions, which favors accessibility for national and international visitors and, by extension, the commercial and real estate attractiveness of the area.
- **Public Policy Context (Tourism):** In recent years, El Salvador has promoted an international tourism positioning agenda with an emphasis on coastal destinations, infrastructure and promotion, including flagship programs such as Surf City, which have contributed to a greater international profile of the country in beach tourism and associated experiences.

Characteristics of the Azule Luxury Living Project

- It will consist of a residential real estate complex composed of three (3) apartment towers.
- Each tower will house twenty-four (24) housing units. With twelve (12) levels

each.

- Each unit will have an approximate area of one hundred and eighty point fifty-two (180.52) square meters.
- Each tower will have an exclusive level of amenities.
- The project will include comprehensive common areas, including:
  - Swimming pools
  - Barbecue areas
  - Beachfront Bar
  - Multipurpose room
  - Children's play area
  - Padel court
  - Parking areas for residents and visitors

It is expressly stated that the technical, architectural and commercial characteristics of the Azule Luxury Living Project – including, but not limited to, footage, distributions, typologies, number and configuration of units, levels, amenities, common areas, finishes, equipment, designs and, in general, any specification contained in this Relevant Information Document – constitute referential parameters prepared based on the information available to date and may be modified during the development process, without this constituting non-compliance, provided that such adjustments respond to technical, construction, commercial, regulatory or optimization needs of the Project.

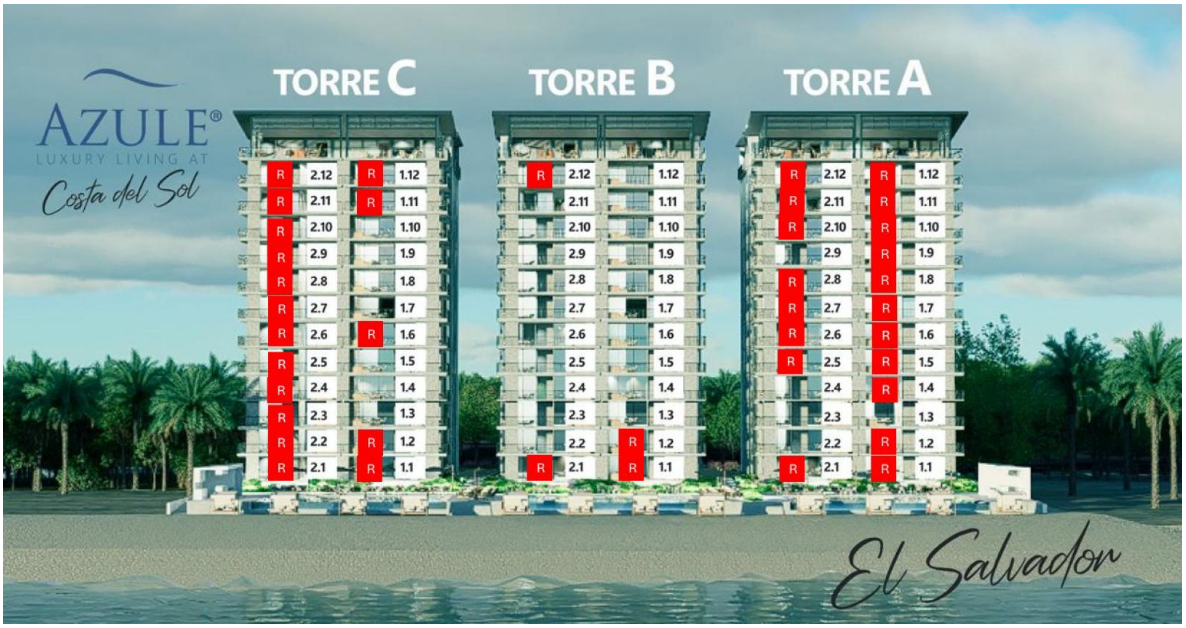
Current Project Status

The Azule Luxury Living Project is currently in the pre-development stage, having formally started marketing activities under reservation modalities and is in the active process of processing the applicable permits and authorizations before the competent authorities. To date, design work has been carried out (architectural, structural, hydrosanitary, electrical, mechanical and urbanization), studies (geotechnical, geophysical, hydrogeological and hydrological), topographic survey, preparation of plans and budgets.

In terms of marketing, the Issuer has initiated marketing activities under reserve modalities, having developed for this purpose the corresponding support inputs, such as sales book, branding, trademark and website, among other marketing assets. The reserves formalized to date do not constitute definitive purchase and sale agreements nor do they bind the Issuer beyond the terms specifically agreed in each reserve instrument.

<u>Marketing status</u>

It is expressly stated that the Issuer formally began the commercialization of the Project on Wednesday, April 29, 2026, through the official launch of the Azule Luxury Living Project. As of the date of issuance of this Relevant Information Document, forty (40) housing units are reported under reservation mode, without any promises of sale or definitive sales contracts having been signed to date. Reserves do not constitute definitive contractual obligations nor do they guarantee minimum levels of placement, demand or income. Consequently, any financial projection or expectation of return must be understood as an estimate, subject to the evolution of the Project, the obtaining of the Construction Permits and other applicable authorizations, and the current market conditions.



For the commercial support of the Project, the Issuer has hired FACILITY, S.A. de C.V. ("FACILITY"), a Salvadoran company specialized in real estate structuring with a comprehensive service model that includes commercial legalization, closing of deals, administration of contracts with real estate agents, financial control of reserves and deposits, long-term credit management for final buyers, deed of real estate and market projection of real estate projects. FACILITY operates in the markets of El Salvador and the United States of America, with a strategic reach towards the Salvadoran diaspora, reporting a purchase rate of fifty-five percent (55%) of local customers and forty-five percent (45%) of Salvadorans abroad —including markets such as Canada, the Philippines and Qatar—, and an effectiveness rate of ninety-three percent (93%). To date, it has fifteen (15) structured projects. Among the main projects it has marketed are: (i) Azule Luxury Living, (ii) Costa Dorada, (iii) Terrazas del Bosque, (iv) Portal Quezaltepeque, (v) Ocean View (Surf City, La Libertad), (vi) Jaguey 128, (vii) Terrazas del Sol and (viii) Terrazas del Sol II, among other residential projects developed in the period 2021-2025 in different areas of the country.

<u>Permit Status</u>

It is hereby stated that the Issuer is in an active process of processing the Construction Permits and applicable administrative authorizations before the competent authorities. As of the date of issuance of this RID, the status of the main procedures is as follows: (i) the Environmental Categorization and Feasibility of

Waste have been duly completed; (ii) the Site Qualification, the Construction Line, the Feasibility of Rainwater (entered in March 2026) and the Well Exploration Permit (entered in April 2026) are filed with the Directorate of Territorial Planning (DOT) and pending resolution; and (iii) the Cultural Assessment, the Tree Felling Permit, the Environmental Permit, the Firefighting Systems Procedures and the Road Review are pending completion of the required technical information. The Construction Permit is conditional on prior obtaining of the Road Review, all approvals in DOT and the submission of the complete technical plans. The start of any construction work will be conditional on obtaining the applicable licenses, permits and approvals in accordance with the Salvadoran legal framework. Failure to obtain or delay in obtaining such authorizations could impact the schedule, costs, business strategy and, in general, the flows of the Project.

Trámite	Inicio	Estado	Mayo	Junio	Julio	Agosto	Sep	Fin
			S1 S2 S3 S4	S1 S2 S3 S4	S1 S2 S3 S4	S1 S2 S3 S4	S1 S2 S3 S4	
Calificación del lugar	8-mar-2026	En proceso						S4 Mayo
Línea de construcción	8-mar-2026	En proceso						S4 Mayo
Factibilidad aguas lluvias	8-mar-2026	En proceso						S4 Mayo
Permiso exploración de pozo	1-abr-2026	En proceso						S4 Mayo
Valoración cultural	8-mar-2026	En proceso						S4 Mayo
Categorización ambiental	—	Finalizado						Completado
Permiso de tala de árboles	Pendiente	Pendiente						S1 Agosto
Permiso ambiental	Pendiente	Pendiente						S1 Agosto
Sistemas contraincendios	Pendiente	Pendiente						S2 Julio
Revisión vial	Pendiente	Pendiente						S2 Julio
Permiso de construcción	Pendiente	Pendiente						S4 Sep

■ En proceso / completado ■ Finalizado ■ Pendiente de inicio

The complete detail of the status of the procedures, with dates of entry and individual status of each procedure, is contained in the note dated May 4, 2026 signed by the responsible professional, which is incorporated into this RIDas Annex 19

NOTICE OF RELEVANT DISCLOSURE TO THE TOKENHOLDER: In accordance with the terms of the Issuance and in strict adherence to the provisions of the Main Characteristics section of this RID, it is expressly mentioned that the authorization of Section II (Public Offering Tranche) is subject, as a condition precedent of full right, to the prior and effective obtaining by the Issuer of all the Construction Permits required for the execution of the Project Azule Luxury Living. Consequently, as long as the Construction Permits have not been obtained in their entirety, Section II may not be enabled nor may the corresponding tokens be offered, placed or subscribed by any Tokenholder. The purpose of this condition is to ensure that the resources raised through Tranche II are allocated exclusively to a project that has all the legal and technical authorizations required for its execution, protecting the economic interests of the Tokenholders and ensuring the real viability of the Project. In accordance with the terms of the Issuance, the Issuer has a maximum period of twelve (12) calendar months from the authorization of Section I (the "Permitting Window") to obtain all the Construction Permits. According to the current processing schedule, it is estimated that the Construction Permits will be obtained no later than September 2026.

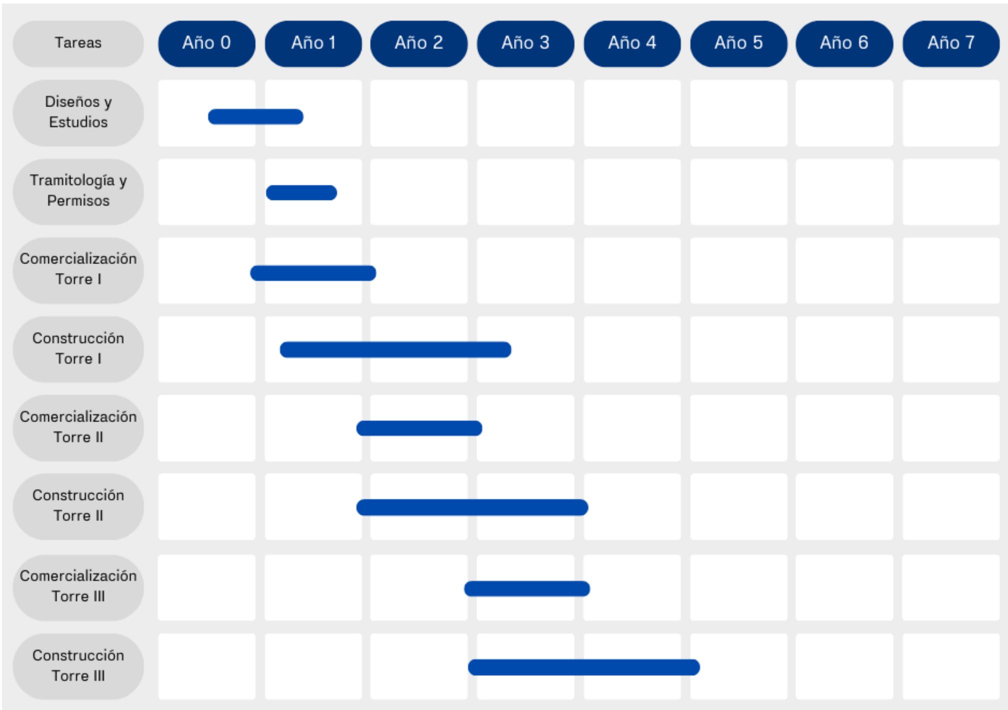
About the property and promise of sale

The land destined for the development of the Azule Luxury Living Project is currently owned by the company MARYLEEN, S.A. de C.V. ("MARYLEEN"). MARYLEEN has entered into a promise of sale agreement in favor of Virgen de Lourdes, S.A. de C.V., undertaking to sell and transfer the property subject to the Project, a contract that is incorporated into this RID as Annex 17. The materialization of the purchase and sale will be executed by the Issuer partially using the funds from the Mandatory Investment of the shareholders, Such transaction constitutes a critical milestone for the development of the Project and, consequently, the Issuer undertakes to notify the National Digital Assets Commission of the formalization of the purchase and sale of the property by means of a Note of Significant Fact, within a period of no more than five (5) business days from the date of signing the corresponding public deed, attaching the documentation that proves the transfer of the property in favor of VIRGEN DE LOURDES, S.A. de C.V.

In accordance with the agreed terms, the sale price amounts to ONE MILLION NINE HUNDRED AND EIGHTY-FIVE THOUSAND UNITED STATES DOLLARS (US$1,985,000.00), based on the January 2026 appraisal, and will be paid through a mixed structure: (i) a portion on credit, through the recognition by the Issuer of an account payable in favor of MARYLEEN; (ii) the assignment/dation in payment in favor of MARYLEEN of three (3) apartments of the Project, with a total value of approximately US$1,290,000.00; and (iii) the payment of the remaining balance, estimated at approximately US$635,000.00, in cash, which will be due at the time VDL finalizes the execution of the deeds of the first tower to be built or, in any case, within a maximum period of twenty-four (24) months from the transfer of the land, whichever occurs first. The Issuer may make advance payments to reduce the account payable, which will accrue interest in favor of MARYLEEN at a nominal rate of seven percent (7%) per annum, subject to validation of market reasonableness and the applicable definitive documentation. Likewise, a deposit of US$10,000.00 was agreed and paid.

Execution Schedule

The expected timeline for the implementation of the project is presented below.



It is noted that the execution schedule of the Project – including milestones for the start of work, construction phases, delivery deadlines, marketing stages and any time estimates – is of a projective nature and, therefore, is subject to change based on variables that may affect the normal development of the Project. Such variations may originate, including but not limited to, by: (i) obtaining and resolving permits, licenses and authorizations; (ii) weather conditions and force majeure events; (iii) changes in the technical scope and design adjustments; (iv) variations in costs or supply chains; and (v) market performance and pace of placement/sale. Consequently, the periods indicated shall be understood as estimates and not as performance obligations, without prejudice to the disclosure and diligent management duties that correspond to the Issuer in accordance with this RID and the applicable regulations.

In general terms, the execution phases are as follows:

- **Phase I – Urbanization:** Includes the construction of the vault box that will allow the adequate channeling of rainwater, avoiding affectations by troughs. It also includes the improvement of the base of the concrete superstructure, the construction of the complex's swimming pool, as well as the cutting, filling and leveling of the land.
- **Phase II – Building:** Development of the apartment tower in gray work,

including foundations, main structure and enclosures. This phase is repeated for each of the towers.

- **Phase III – Specialties and Finishes:** Execution of the complementary installations (electrical, hydraulic, sanitary and telecommunications), along with the interior and exterior finishes of the housing units and common areas. This phase is repeated for each of the towers.
- **Phase IV – Deed:** Formalization of the deed and delivery of the units to the purchasers, in compliance with the applicable regulations and the contractual commitments of the Project. This phase is repeated for each of the towers.

<u>Development Strategy</u>

For the development of the real estate project "Azule Luxury Living", the Issuer Virgen de Lourdes, S.A. de C.V. (the "Issuer") plans to adopt a contracting strategy based, mainly, on the "turnkey" modality for the different technical and construction phases of the Project. Under this modality, the Issuer will hire specialized companies, each responsible for executing a defined scope of work and delivering finished products, in accordance with plans, technical specifications, quality standards and contractual conditions, prioritizing operational efficiency, technical traceability, cost control and compliance with schedules.

The Issuer plans to implement this modality, among others, for stages such as: (i) construction of gray work and superstructure, (ii) urbanization and infrastructure works, (iii) hydraulic and sanitary installations, (iv) electrical system, (v) security and fire protection systems, (vi) elevators, and other specialties required for the proper execution and delivery of the Project.

<u>Features and Advantages of the "Turnkey" Modality</u>

Under this type of contract, the contractor assumes full responsibility for delivering a complete, functional work in condition to be used by the Issuer, in accordance with the plans, technical specifications and agreed conditions. This ranges from planning, acquisition of materials, execution of work, to final delivery.

Among the main benefits offered by this modality to the Issuer are:

- Delegation of technical and administrative responsibility to specialized companies, which strengthens the quality and execution of the project.
- Certainty in costs and terms, through agreed prices and binding contractual schedules.
- Reduction of coordination risks, thanks to centralized supervision and efficient integration of subcontractors.
- Contractual compliance mechanisms, such as guarantees, bonds and clearly defined penalties.

- Focus of the Issuer on the strategic and financial management of the project, without direct involvement in operational execution.

Standard Contract Conditions

The contracts that the Issuer intends to enter into on a turnkey basis will typically include market clauses for this type of execution, including, but not limited to:

- Guarantees and bonds, such as the advance payment guarantee, guarantee of faithful performance of the contract and good work bond (applicable after delivery).
- Penalties for non-compliance, such as financial penalties in the event of delays attributable to the contractor.
- Defined execution deadlines , with the possibility of duly justified adjustments due to force majeure.
- Technical supervision mechanisms, periodic meetings and approval of progress by the Issuer or its technical representative.

FHC Engineers' Intended Role

As part of the execution scheme, the Issuer has contracted FHC Ingenieros, S.A. de C.V. to carry out designs and technical studies in the pre-development stage. Likewise, the Issuer anticipates that, at a later stage and subject to (i) the final negotiation, (ii) the corresponding internal approvals and (iii) the obtaining of applicable authorizations/permits, it may enter into a "turnkey" contract with FHC Ingenieros, S.A. de C.V. for the execution of relevant components of the Project, potentially including the gray work and superstructure, as well as administration and technical coordination functions of specialty subcontractors, in order to ensure technical standards, compliance with schedules and comprehensive quality control.

Important note: As of the date of issuance of this Relevant Information Document (RID), the Issuer has only entered into a contract with FHC Ingenieros, S.A. de C.V. regarding designs and studies. The eventual "turnkey" contracting and/or the formalization of additional contracts with subcontractors for other phases of the Project has not yet been signed, so the final economic and technical terms will be subject to negotiation and subsequent documentation. Any relevant formalization will be disclosed in accordance with the transparency mechanisms provided for in this RID and the applicable regulations.

Bank Financing

As of the date of issuance of this RID, the Issuer is in active proceedings with different financial institutions to obtain a loan for construction. However, the financing has not yet been formalized. Any financing agreement that may be finalized will be reported in a timely and transparent manner to the CNAD and to investors, through the MONETAE platform, in strict compliance with the disclosure and transparency obligations established in this Document.

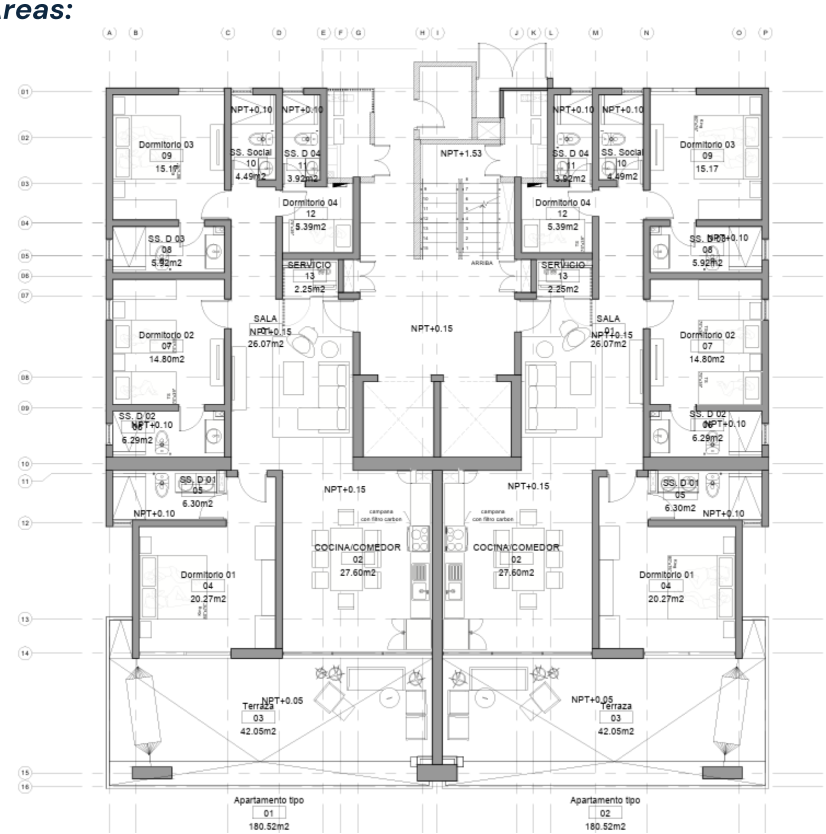
<u>Visual Elements and Commercial Material</u>

In order to provide greater transparency and visualization of the underlying asset, the Issuer has developed visual material that includes:

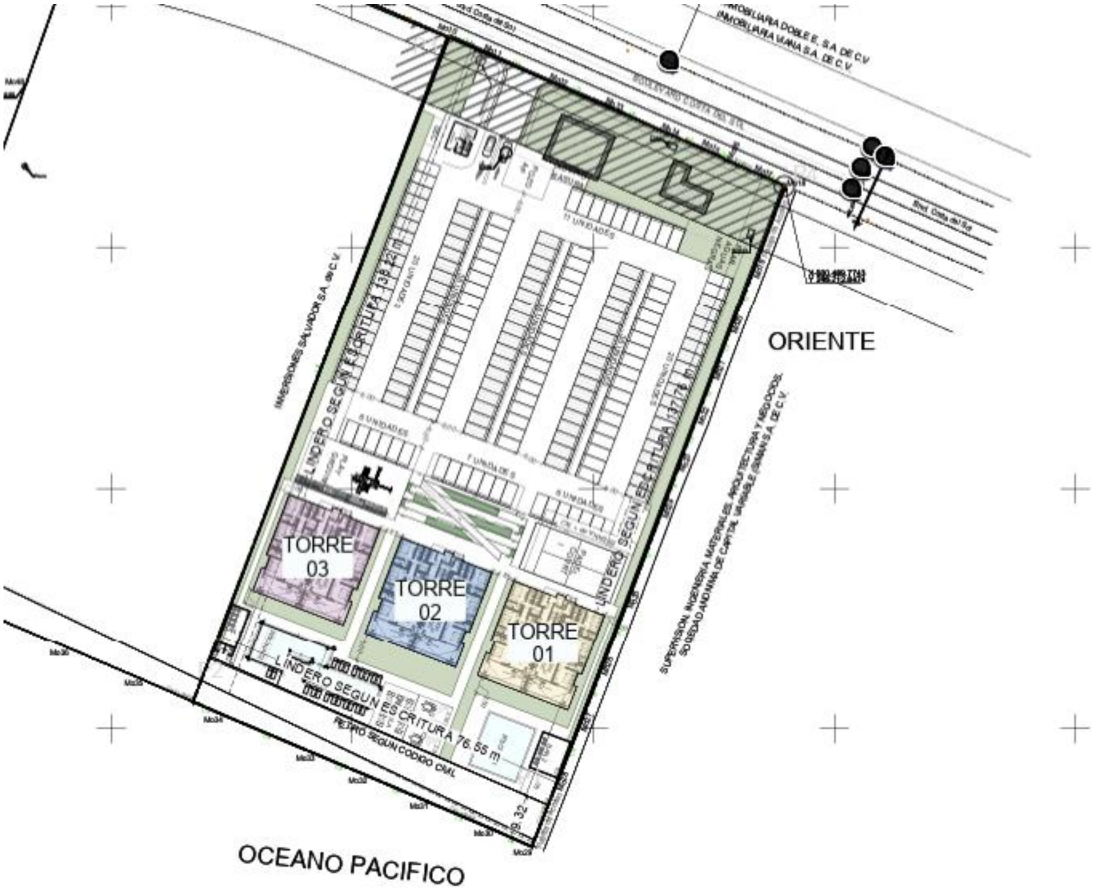
- Architectural renderings of towers, housing units (apartments), common areas
- Conceptual images of the environment
- Georeferenced location maps of the terrain
- Plans and diagrams of the distribution of the units

These elements will be available on the official channels of the issuance and in the corresponding annexes, allowing the investor to evaluate the tangible value proposition of the $AZULE1 Token.

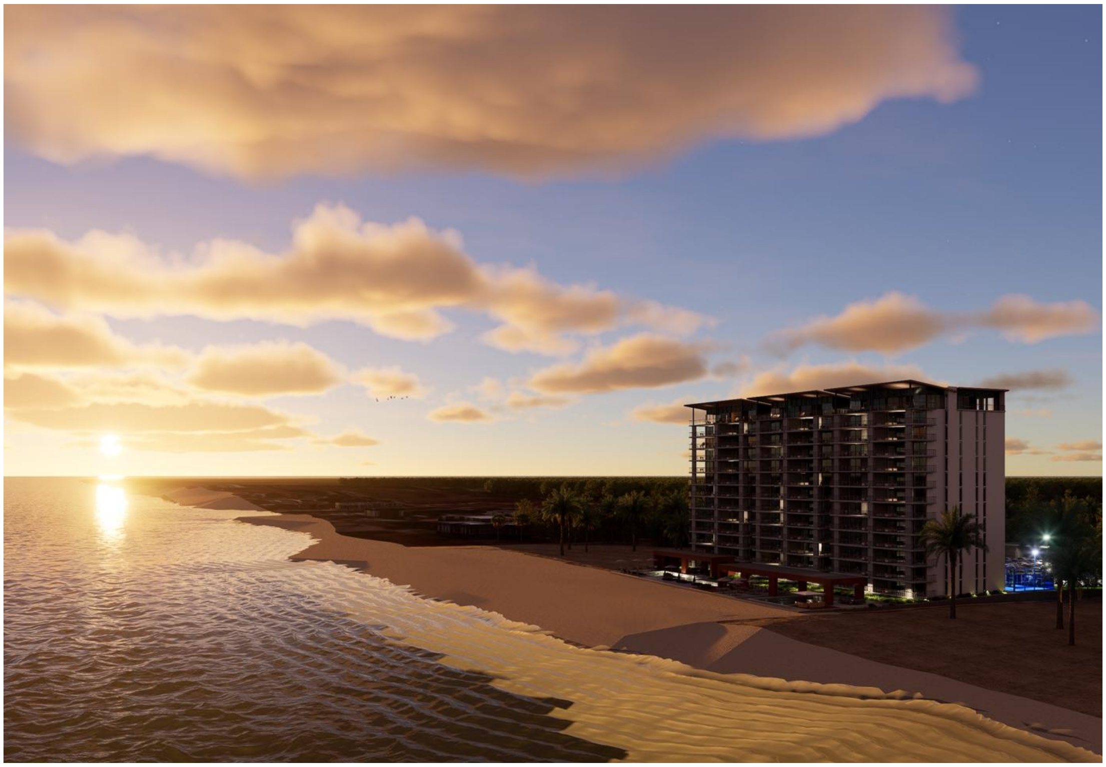
Areas:



1	Sala	26.07
2	cocina/comedor	27.6
3	Terraza	42.05
4	Dormitorio 01	20.27
5	SS D01	6.3
6	SS D02	6.29
7	Dormitorio 02	14.8
8	SS D03	5.92
9	Dormitorio 03	15.17
10	SS Social	4.49
11	SS D04	3.92
12	Dormitorio 04	5.39
13	Servicio	2.25
	Total=	180.52


ORIENTE
TORRE 03
TORRE 02
TORRE 01
LINDERO SEGUN ESCRITURA 76.55 m
OCEANO PACIFICO

Outdoors:



Interiors

Reason for the Public Offering and Objectives of the Issuance

VIRGEN DE LOURDES, S.A. de C.V., as Issuer, presents this Public Offering of Income Tokens with the aim of raising funds to finance the comprehensive execution of the Azule Luxury Living real estate project, strategically located in Playa Costa del Sol, department of La Paz, El Salvador. The issuance is backed by the economic rights ceded over the Net Income Obtained derived from the commercialization of the 72 apartments that make up the Project, allowing investors to participate proportionally in the financial results of the development.

Investment Opportunity

This issuance constitutes a modern and accessible alternative to invest in the real estate sector and in the development of the coastal area of El Salvador, through a tokenization model of future flows that overcomes traditional market barriers, such as high initial capital requirements, limited liquidity and lack of transparency in the management of resources. $AZULE1 tokens provide investors with access to an asset with tangible backing, technological traceability and a projection of appreciation associated with territorial development.

Strategic Objectives of the Issuance

This offer constitutes an innovative real estate financing model, aimed at strengthening the financial position of the project through efficient and diversified access to capital markets. Through a hybrid structure, the Issuer combines traditional mechanisms, such as bank lending, with modern, decentralized, and highly operationally efficient financial instruments, represented in this $AZULE1 token issuance. Such financing could include guarantees on project assets and will have payment priority with respect to the returns to be distributed to investors. The Issuer undertakes to expressly disclose the conditions of any bank financing obtained, including amount, rate, term and associated guarantees, in the financial transparency reports that will be made available to investors. This strategy allows optimizing the capital structure, improving the liquidity of the project and expanding its investor base through technologies that enable greater transparency, traceability and accessibility. Among the strategic objectives of this issue are:

The strategic objectives of this issue include:

1. **Efficient and transparent access to the capital market:** This issuance allows the Issuer to significantly expand its financing base, providing direct and efficient access to the capital markets (domestic and international), in addition to traditional schemes such as bank credit. Being structured on blockchain technology, this public offering represents an agile, disintermediated and fully traceable fundraising vehicle, which promotes greater investor participation under a clear, competitive regulatory environment aligned with the principles of financial transparency. This model facilitates the efficient financing of real estate development without relying exclusively on traditional banking mechanisms, reducing associated times and costs.
2. **Leveraging the regulatory and tax environment for digital assets:** The issuance is made under El Salvador's Digital Asset Issuance Law (LEAD), allowing the issuer and investors to benefit from an innovative legal framework, with significant tax advantages and clear rules for the operation of digital instruments backed by real assets.
3. **To provide an innovative investment alternative**, which allows potential investors to participate in a real asset backed by a real estate development project, combining asset security with profitability projection. At the same time, this issuance contributes to the comprehensive development of El Salvador's coastal area, through economic revitalization, capital attraction and the promotion of initiatives that promote sustainable territorial growth.

Together, these objectives reflect the commitment of VIRGEN DE LOURDES, S.A. de C.V. to the transformation of traditional real estate investment towards a more inclusive, transparent and efficient model, thus promoting financial innovation in El Salvador and the consolidation of the eastern coastal area as a strategic development destination.

AZULE®

Innovation and Value Proposition of the $AZULE1 Token

The issuance of the $AZULE1 tokens represents a significant step forward in the modernization of real estate financing, by allowing a broad and diverse base of investors to access an investment structure historically reserved for strategic developers or financial institutions. Supported by El Salvador's pioneering regulatory environment and the implementation of blockchain technology, this issuance integrates real estate assets with digital financial infrastructure, consolidating an innovative, efficient and transparent investment model. This model offers, among others, the following structural advantages:

- **Transparency and comprehensive traceability:** through the use of smart contracts that automatically execute the pre-established conditions of the issuance, guaranteeing the complete traceability of financial flows and the control of compliance with the obligations assumed by the Issuer.
- **Operational efficiency and fiduciary control:** thanks to the intervention of an Administrator with fiduciary functions, responsible for the custody and release of funds in accordance with the fulfillment of verifiable milestones of the project, as well as the monitoring of their correct application.
- **Accessibility and democratization of real estate investment:** by substantially reducing traditional barriers to entry and allowing fractional participation in a high-quality real estate asset.
- **Regulatory certainty:** being structured under El Salvador's Digital Asset Issuance Law (LEAD), providing a clear, predictable legal framework aligned with international standards.

Competitive Advantages of the $AZULE1 Token

1. **Backing in real flows and underlying assets:** the economic rights associated with $AZULE1 tokens derive from the net income obtained by the underlying real estate project, which gives economic strength and structural coherence to the investment.
2. **Proportional share of returns:** Investors participate pro rata in the economic results of the project, without a predefined fixed rate, aligning returns to the actual financial performance of the asset.
3. **Potential for secondary liquidity:** Possibility of monetizing the investment before the maturity of the issue through its trading in a secondary market, without the need to wait for the final flow of liquidation.
4. **Optimization of the capital structure:** the use of tokenization makes it possible to complement traditional financing, reducing the exclusive dependence on bank credit and improving the financial efficiency of the project.
5. **Alignment of interests:** the structure of the issuance promotes the convergence of interests between the Issuer and investors, by linking returns directly to the economic success of the project.

6. **Governance and periodic disclosure:** investors will have financial and operational reporting mechanisms that facilitate the monitoring of the project's performance and the use of the funds raised.
7. **Integration with global digital markets:** The token's digital nature enables its potential integration with trading and custody platforms, expanding the geographic reach of the investor base.

Through the issuance of $AZULE1, the Issuer consolidates the vision of the model of integrating real estate infrastructure with advanced financial technology, positioning real estate development as a modern, accessible asset class aligned with the new dynamics of the capital markets.

8. Key Service Providers

FINTECH AMERICAS, S.A. DE C.V. (PSAD – 0018) (MONETAE)	
Services	Structurer of the Public Offering, custody of the $AZULE1 Tokens, Digital Asset Platform, and Administrator of the issuance.
Description	FINTECH AMERICAS, S.A. DE C.V., d/b/a MONETAE, is a Digital Asset Service Provider registered and authorized by the National Digital Asset Commission (CNAD) of El Salvador. MONETAE has extensive experience in the structuring of tokenized financial products. Additionally, it manages a digital asset trading and custody platform. FINTECH AMERICAS plays a crucial role in the Commercial Offering of the $AZULE1 Tokens. Beyond the financial structuring and creation of the Tokens, as well as their custody, FINTECH AMERICAS serves as the administrator of the issuance. Acting as a representative of the Tokens and protecting their interests. Its specific functions include: • Design and structuring of the issuance of the $AZULE1 token. • Interaction with regulators to ensure regulatory compliance. • Preparation of the Relevant Information Document (RID) and other key documents. • Technological and operational management of $AZULE1 tokens. • Administration of the platform for the commercialization and negotiation of tokens. • Ensure transparency and traceability of transactions in the primary and secondary markets.
Address	End of Avenida La Capilla No. 624, Colonia San Benito, District of San Salvador, Municipality of San Salvador Centro, Department of San Salvador, El Salvador.
Website	https://monetae.io/
Phone	+503 7061-1888
Email	contacto@monetae.io
NIT	0614-300921-102-8
Contracts	**Technology, Administration and Structuring Contract – Annex 14**

TR CAPITAL, S.A. DE C.V. (CERT-0003)	
Services	Certifier of the public offering of $AZULE1 tokens.
Description	TR Capital is a leading firm in the certification of public offerings of digital assets, registered as CERT-0003 with the CNAD. He has participated in various issuances approved by the CNAD, standing out in regulatory certification and validation roles. Its functions include: 1) Validation of terms and conditions for investors. 2) Certification of regulatory compliance of the issuance. 3) Review and approval of the Relevant Information Document (RID) and other key documents.
Address	Calle Cuscatlán, #4312, Col. Escalón, district of San Salvador, municipality of San Salvador Centro, department of San Salvador, El Salvador
Designated Contact Person	Héctor Ramón Torres Córdova
Website	www.trcapital.net
Phone	+503 2538-6360
Email	info@trcapital.net
NIT	0614-130517-102-0
Contracts	**Initial Certification Contract and Certification Follow-up – Annex 4**

Legal Advisor	
Name	José Tomas Calderón González
Address	9a Calle Pte. Bis, Pasaje Bella Vista #356, Colonia Escalón, district of San Salvador, municipality of San Salvador Centro, department of San Salvador, El Salvador
NIT	0614-210477-107-7
Email of the designated contact	tcalderon21@outlook.com
Contracts	**Legal Counsel Agreement – Attachment 13**

ZELAYA RIVAS ASOCIADOS, S.A. DE C.V.	
Services	External Audit Services
Description	External Audit, Internal Audit, Tax Audit, Consulting and Accounting Assistance Services for Virgen de Lourdes, S.A. de C.V.
Address	Third West Street No. 3655, Colonia Escalón, district of San Salvador, municipality of San Salvador center, department of San Salvador, Republic of El Salvador
Designated Contact Person	José Mario Zelaya Rivas
Website	www.zelayarivas.com.sv
Phone	+503 2298-7179
Email	mariozelaya@zelayarivas.com.sv
NIT	0614-130199-107-4
Contracts	**External Audit Proposal – Annex 16**

FHC INGENIEROS, S.A DE C.V.	
Services	FHC ingenieros, S.A. de C.V. will provide architectural design, structural engineering and construction services for the Azule Luxury Living project. To ensure efficiency in the execution of the project and mitigate technical and financial risks, the development of Azule Luxury Living will be executed under a construction contract in a "turnkey" mode. In this scheme, the contractor is contractually obliged to deliver the project within a certain period and for a previously established global price, thus minimizing the risks of cost overruns and deviations in delivery times. This modality ensures greater financial predictability, facilitates project control and provides the developer and investors with greater guarantees of compliance and quality in execution. Additionally, FHC Ingenieros, S.A. de C.V. will provide services for the administration and coordination of the other subcontractors, such as hydraulic installations, electrical installations, fire protection system, elevators, etc.

	As of the date of this RID, only the contract has been signed for the design (architectural, structural, hydrosanitary, electrical, mechanical, and urbanization), studies (geotechnical, geophysical, hydrogeological, hydrological), topographic survey, preparation of plans, and preparation of budgets for the project.
Description	FHC Ingenieros, S.A. de C.V. is a Salvadoran company founded in 2000, specialized in the execution of architecture, civil engineering and concrete structures projects. With more than 20 years of experience, the firm has led developments in the commercial, residential and institutional sectors. Its comprehensive approach encompasses design, construction, supervision and technical advice, supported by a multidisciplinary team. His experience covers vertical developments such as Azule Luxury Living, commercial, residential, industrial and institutional projects (see Annex 18 – FHC Engineers Experience). FHC is positioned as one of the leading firms in efficient, sustainable and innovative structural solutions in El Salvador. Their services include: • **Design:** Architectural, structural, special formwork and workshop drawings for reinforcing steel. • **Construction:** Construction of architectural concrete structures and reinforcement of existing buildings. • **Supervision and Administration:** Comprehensive project management on behalf of the owner, ensuring quality, functionality and structural safety. • **Technical Consultancy:** Structural solutions for large-scale projects and evaluation of existing structures.
Address	Calle La Mascota, #160, Col. La Mascota, district of San Salvador, municipality of San Salvador Centro, department of San Salvador, El Salvador
Designated Contact Person	Carlos René Zúniga Herrera – Construction Director, Constructora FHC Ingenieros, S.A. de C.V.
Website	https://fhcingenieros.com/

Phone	+503 2298 - 4524
Email	info@fhcingenieros.com
NIT	0614-291200-102-5
Contracts	FHC Engineers Proposal - Annex 18

FACILITY, S.A. de C.V.	
Services	VIRGEN DE LOURDES, S.A. DE C.V. has hired the services of FACILITY, S.A. DE C.V. to carry out the marketing process of the apartments along with their parking lots of the Azule Luxury Living Project.
Description	FACILITY, S.A. DE C.V. is a Salvadoran company specialized in real estate structuring, with a comprehensive service model that includes commercial legalization, closing of deals, administration of contracts with real estate agents, financial control of reserves and deposits, management of long-term credit for end buyers, deed of real estate and marketing projection of real estate projects. It operates in the markets of El Salvador and the United States of America, with a strategic reach towards the Salvadoran diaspora, reporting a purchase rate of fifty-five percent (55%) of local customers and forty-five percent (45%) of Salvadorans abroad, and an effectiveness rate of ninety-three percent (93%). To date, it has fifteen (15) structured projects. Among the main projects it has marketed are: (i) Azule Luxury Living, (ii) Costa Dorada, (iii) Terrazas del Bosque, (iv) Portal Quezaltepeque, (v) Ocean View (Surf City, La Libertad), (vi) Jáguey 128, (vii) Terrazas del Sol and (viii) Terrazas del Sol II, among other residential projects developed in the period 2021–2025 in different areas of the country.
Address	Boulevard el Hipódromo, Colonia San Benito, #329, municipality of San Salvador Centro, department of San Salvador, El Salvador
Designated Contact Person	Jessica Meybell Berríos de Guzmán
Website	https://facilityelsalvador.com/
Phone	+503 6196364
Email	jberrios@facilityelsalvador.com
NIT	0623-250624-108-1

Hiring Policies

Within the framework of the issuance of the $AZULE1 token, clear and transparent contracting policies have been implemented that regulate the participation of the intervening parties in the different stages of the process, including structuring, placement and administration. These policies are designed to ensure regulatory compliance, the proper execution of their functions, and the protection of investors' interests.

For more details on the applicable policies, please refer to (Annex 5).

Conflicts of Interest

In response to the need for transparency and with the aim of ensuring the integrity of our operations, we declare that, after a thorough analysis, no situations of conflict of interest have been identified between the members of our management body, partners or employees, and the members of the National Digital Assets Commission in relation to our issuance of tokens.

We also confirm that no transactions have been carried out between related parties that could compromise the impartiality of our activities. Therefore, we affirm that to the best of our knowledge and belief, we categorically affirm that there are no conflicts of interest in our organization regarding this issuance of Tokens.

9. Underlying Asset

The Underlying Asset of the issuance of Token $AZULE1 is constituted by the assignment of economic rights in favor of the holders of the Tokens, in accordance with Annex 6 of this Relevant Information Document (RID), over one hundred percent (100%) of the Net Income Obtained derived from the development, construction, execution, marketing and sale of seventy-two (72) housing units (apartments) that make up the Azule Luxury Living real estate project, located in Playa Costa del Sol, Republic of El Salvador (the "Project").

The Project comprises seventy-two (72) housing units distributed in three (3) towers of twelve (12) levels each, with twenty-four (24) apartments per tower, including their respective common areas, infrastructure, urbanization, equipment and other complementary works necessary for their integral development and commercialization.

The Net Income Obtained constitutes the underlying economic right assigned to the Tokenholders, who will participate directly, proportionally to their holding and non-discretionary in the net economic results effectively generated by the Project. The determination, administration and distribution of such income shall be strictly subject to the rules of calculation, priority, subordination and objective criteria established in this RID and in its annexes.

1. Rights that make up the Underlying Asset

The Tokenholders will be entitled exclusively to receive the economic benefits derived from the Net Income Obtained from the sale of the seventy-two (72) housing units of the Project, after deducting:

i) The totality of costs and expenses directly and necessarily attributable to the development, construction, execution and marketing of the Project; y
ii) The operational, regulatory, administrative, technological and structuring costs associated with the issuance, administration and maintenance of the Tokens.

Distributable flows will correspond only to net income actually received by the Issuer, determined in accordance with accounting criteria consistent with International Financial Reporting Standards (IFRS), applying the principles of accrual, causality, economic reasonableness and direct attribution to the Project.

The Net Income Obtained will be calculated as the difference between:

1. The Gross Income of the Project effectively received; y
2. All costs, expenses, expenditures, provisions and financial obligations directly or indirectly linked to the development and execution of the Project and the operational infrastructure associated with the issuance of the Tokens.

Accordingly, the $AZULE1 Tokens do not confer rights to gross revenues, specific physical assets, general corporate profits of the Issuer or corporate rights, but only to net economic flows in accordance with the mechanism described.

2. Gross Project Revenue

Gross Project Revenues shall be understood as the totality of economic flows effectively generated and received by the Issuer, directly or indirectly, derived from the development, construction and marketing of the Project, including, but not limited to:

a) Income from reservations, promises of sale, pre-sales and definitive sales of the housing units that make up the three (3) towers, including premiums, advances, capital payments, contractual penalties, late interest, price adjustments, exchange differences, accessory charges and any other consideration derived from contractual relations with purchasers.
b) Income derived from complementary commercial exploitation schemes

linked to the Project, such as administration programs for short-term rentals or other real estate monetization models, provided that they are implemented by the Issuer in accordance with this RID.

c) Financial returns generated by temporary investments of surplus cash from the Project, provided that such investments meet criteria of prudence, liquidity, low risk and capital preservation.

3. **Determination of Net Income and Net Distributable Income**

For the purposes of determining the Net Income Obtained, all costs, expenses, provisions and obligations directly and necessarily attributable to the Project shall be deducted from the Gross Income, including, but not limited to:

- Acquisition, integration and legal regularization of the land.
- Construction costs, gray and white work, urbanization, infrastructure and equipment.
- Direct and indirect labor, materials, supplies, and performance contracts.
- Permits, licenses, fees, contributions, taxes and applicable taxes.
- Professional fees, technical studies, architectural design, engineering, supervision, management and construction administration.
- Administrative and financial costs associated with the Project.
- Interest, commissions, structural expenses, amortizations and any other obligation derived from financing contracted for the development, continuity or expansion of the Project.
- Marketing, brokerage, marketing, advertising, deed, and closing commissions.
- Costs linked to structuring, tokenization, certification, technology custody, regulatory compliance, and issuance management.

Items unrelated to the Project or general corporate expenses of the Issuer that are not directly and reasonably attributable to the Project may not be deducted, except for those that, in accordance with IFRS, must be recognized as necessary and proportional costs linked to the real estate development subject to the issuance. Any imputation criteria must be disclosed in the corresponding financial reports.

The scheme described guarantees that Tokenholders participate exclusively in the real and verifiable economic results of the Project, under objective, auditable and traceable criteria.

4. Priority and subordination to financial creditors

Distributions in favor of Tokenholders shall be expressly subject to the prior, full and timely fulfillment of all financial obligations assumed by the Issuer in relation to the Project.

Accordingly, before any distribution, the following shall be paid in full:

- Capital amortizations;
- Payment of ordinary interest and moratoriums;
- Commissions, finance charges and associated expenses;
- Any other contractual obligation derived from bank, institutional or private financing.

Net Distributable Income will only exist when, once the priority of payments established in the RID and in the financing contracts has been met, there are still available liquid surpluses.

The $AZULE1 Tokens do not constitute secured debt, do not generate collection priority against financial creditors, and the Tokenholders assume the residual risk of a subordinated instrument based on the results of the Project.

5. Assignment of economic rights and representation of holders

As a legal support mechanism, the Issuer will grant an irrevocable assignment of economic rights over one hundred percent (100%) of the Net Income Obtained from the Project in favor of the investors, represented by Fintech Américas, S.A. de C.V., in its capacity as Administrator of the Issuance and common representative of the holders.

The assignment shall include all collection rights arising from:

i. advances and partial payments;
ii. outstanding balances;
iii. contractual penalties;
iv. default interest; y
v. Income generated by cash surpluses and permitted investments.

The assignment will remain in force throughout the life of the issuance and will operate exclusively with respect to economic rights, without transferring the ownership of the real estate or the corporate rights of the Issuer.

It is expressly stated that the assignment does not prevent the Issuer from creating security rights over the property or contracting additional financing, provided that the priority established in the RID and in the corresponding contractual instruments is respected.

All of the above is formalized in accordance with Annex 6 of this Relevant Information Document.

6. Powers of the Issuer and Additional Financing

As part of the financial strategy of the Project, the Issuer is authorized to manage and contract additional financing, either with banking institutions, non-bank financial entities, institutional investors, investment or debt funds, or with any other qualified counterparty that operates under market conditions, in order to complement the capital required for the execution of the Project and optimize its financial structure.

For such purposes, the Issuer may constitute guarantees over the assets of the Project, including, among others, the real estate where the Project is developed, its improvements, buildings, rights derived from it, future flows and other related assets, through the constitution of liens such as mortgages, pledges, guarantee trusts, assignments as collateral or other real or personal rights of guarantee, in accordance with the applicable regulations.

The exercise of said power shall be subject to the following guidelines and covenants of indebtedness:

a) The additional financing will be used exclusively for the execution, development, continuity or improvement of the Project;
b) They will be hired under market conditions, in accordance with criteria of reasonableness and financial prudence;
c) The level of indebtedness of the Issuer must be consistent with the projected capacity to generate flows of the Project, avoiding structures that compromise its financial viability;
d) Financing may not be structured whose economic conditions are manifestly disproportionate or that significantly affect the reasonable expectation of return of the Tokenholders;
e) The Issuer shall notify the National Digital Assets Commission and the Tokenholders, at least five (5) business days prior to the subscription of the financing, of the essential conditions thereof, the guarantees to be granted and the possible impacts on the flows of the Project.
It is expressly stated that the Tokenholders do not have direct security interests in the assets of the Project and that, in the event of secured financing, the secured creditors will have preference in the order of priority of payments with respect to the flows of the Project, in accordance with the applicable regulations.

Consequently, the distribution of returns to the Tokenholders will be subordinated to the full and timely fulfillment of the payment obligations derived from the financing contracted by the Issuer, which constitutes a relevant risk duly disclosed in this Relevant Information Document.

It is hereby stated that the assignment of economic rights in favor of the Tokenholders does not impair the right of the Issuer to structure additional financing, guaranteed or not, on the property where the Project is executed, its improvements, buildings, associated investments and other related assets, without prejudice to the order of priority of payments and other conditions applicable in accordance with this RID. the respective financing contracts and the regulations in force.

<u>Explanatory Note on Financing and Leverage:</u> It is expressly mentioned that, as part of the financial strategy of the Project, the Issuer contemplates and is authorized to acquire additional financing, either with banking institutions, non-bank financial entities or institutional investors, under market conditions, in order to: i) complement or reinforce the capital available for the execution of the Project, and ii) optimize the returns of $AZULE1 Token holders through prudential financial leverage strategies. Notwithstanding the foregoing, the returns to be distributed to the holders of $AZULE1 Tokens will be subordinated to the full and timely repayment of any obligation arising from the new financing or debt instruments that the Issuer may contract in relation to the Project. Likewise, in the event that the Issuer decides to contract new financing, it must notify the National Digital Assets Commission and the holders of $AZULE1 Tokens, at least five (5) business days in advance, of the essential conditions of such financing, including the potential impacts on the economic rights and returns of the holders of $AZULE1 Tokens.

Token collateral

The $AZULE1 Tokens are not backed by real, personal or fiduciary guarantee of any nature, as this Issuance does not constitute a financial obligation in the traditional terms of debt, nor does it entail a legal duty of guarantee under the regulations applicable to digital assets in the Republic of El Salvador.

The $AZULE1 Tokens exclusively confer economic rights over the Net Income Obtained from the Project, in accordance with the rights assignment scheme described in this RID, without generating an obligation to return capital, fixed yield or minimum return guarantee. Consequently, it is not legally required to constitute guarantees of traditional financing instruments.

The absence of guarantees on the Tokens is due to a structural decision by the Issuer aimed at preserving the availability of the Project's assets as collateral to access complementary bank or institutional financing in the different phases of development. Consequently, the property in which the Azule Luxury Living Project is developed, as well as its improvements, buildings and associated investments, may be encumbered, in whole or in part, by means of a mortgage, guarantee trust, assignment as collateral or other real or personal security rights, in favor of the financial institutions or institutional creditors that grant such complementary financing. as a guarantee of compliance with the obligations contracted by the Issuer.

This structure maximizes the Issuer's operational flexibility and preserves the Project's financial balance, under the terms described under the section "Powers of the Issuer and additional financing" of this RID. In particular:

- Optimize the leverage capacity of the Project;
- Maintain financial flexibility in structuring capital sources; y
- Prioritize the fulfillment of senior financial obligations in accordance with the priority scheme established in the RID.

Consequently, the Tokenholders assume the economic risk inherent in a subordinated instrument based on the results of the Project, whose flows will depend exclusively on the existence of liquid surpluses available after the full and timely fulfillment of the obligations guaranteed in favor of financial creditors, in accordance with the priority scheme established in this RID.

Token Unit

Each $AZULE1 token represents an indivisible unit of proportional participation in the economic rights associated with this issuance. The participation of each token is determined based on the total number of tokens effectively placed in the primary market, including those allocated as *Sweat Equity* and those granted to the Issuer's shareholders for the Contributed Capital.

Consequently, the Investors will participate pro rata in the Net Income Obtained generated by the Azule Luxury Living Project, understood as the gross revenues less all costs, expenses and operational, financial and administrative charges attributable to the project, as established in this RID.

Each Token confers on its holder the right to receive its corresponding proportion of said Net Income Obtained, after deducting operating costs, regulatory costs, financial expenses and any other expenditures related to the operation, maintenance, administration and financing of the Project.

The calculation of $AZULE1 Tokens in circulation (those effectively placed) includes those assigned as "Sweat Equity" and "Contributed Capital" to the Issuer's shareholders, and excludes those destined for the "Reserve for Future Placement" that have not yet been placed. Once placed, the "Reserve for Future Placement" Tokens will be integrated into the total in circulation, generating the corresponding proportional dilution and participating in the returns on equal terms with the other holders.

10. Structure of the issue

Total Issue Term

The total term of the Issuance will be up to seven (7) years (84 months), counted from the date of authorization of the public offering.

Minimum Term of Stay

$AZULE1 Tokens will not be subject to a Minimum Term of Hold. Once placed, and subject to compliance with the Minimum Placement, the Tokens may access repurchase mechanisms by the Issuer ("Repurchase Option"), in accordance with the conditions provided and trading schemes in an authorized Secondary Market, enabled by Fintech Américas, S.A. de C.V., in strict adherence to the required regulatory and technological traceability criteria.

Total Issue Amount

The total amount of this Issuance amounts to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000.00).

Number of Tokens to Issue

The total number of Tokens to be issued is up to FIVE THOUSAND THREE HUNDRED NINETY-FIVE (5,395) Tokens, with a face value of **ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00)** each.

Token Price

All Tokens offered during the primary placement, either in the Minimum Placement Window or in the Reserve Trading Windows, will be traded at the same unit price of ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00) per Token. Discounts will not be applied for brackets or staggered prices. This measure guarantees equity among Investors and facilitates the management of the placement process.

Determination of the value of the issue

The total amount of this Issuance amounts to up to FIVE MILLION THREE HUNDRED NINETY-FIVE THOUSAND UNITED STATES DOLLARS (US$5,395,000.00), equivalent to 5,395 $AZULE1 Tokens. This figure was determined after a comprehensive financial analysis, which considered the capital needs to fully and efficiently cover all phases of the Azule Luxury Living real estate project, from the acquisition of the land, through the development and construction execution, to the final marketing of the housing units.

The value of this issue is composed of the following elements:

- **Base Capital Required**: TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens.
- **Reserve for Future Placement**: Up to TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) tokens.
- **Capital Contributed by the Issuer's Shareholders**: TWENTY THOUSAND UNITED STATES DOLLARS (US$20,000.00), represented by TWENTY (20) tokens.
- **Sweat Equity**: THREE HUNDRED AND SEVENTY-FIVE THOUSAND UNITED STATES DOLLARS (US$375,000.00), represented by THREE HUNDRED AND SEVENTY-FIVE (375) tokens, allocated to the Issuer's Shareholders in proportion to their shareholding.

<u>**Composition of the Amount of the Issue**</u>

Base Capital Requirement: US$ 2,500,000.00 (2,500 Tokens)

- The amount of the Required Capital is determined from a technical-economic analysis of the Azule Luxury Living Project, considering the capital needs required for its execution.
- This amount is not derived from the discount of future flows, but from a comprehensive assessment of the financial, material and technical resources necessary to complete the development of the component, ensuring its operational viability and financial sustainability.
- In other words, the determination of the amount responds to the capital projected as essential for the execution and commercialization of the Azule Luxury Living Project, as well as to the complementary costs and expenses assigned in accordance with the provisions of this Relevant Information Document (RID).
- This estimate covers critical milestones of development, ensuring the full execution of the tokenized component and its ability to generate the revenue streams that support the economic rights of token holders $AZULE1.

Fuentes & Usos		
Sources	**24,364,982**	100.0%
Tokens $AZULE	2,500,000	10.3%
Capital Social ($5k Capital Social + $20k Tokens)	25,000	0.1%
Anticipos	6,934,600	28.5%
Financiamiento (Vigente)	500,030	2.1%
Financiamiento (Terreno)	1,985,000	8.1%
Financiamiento (Nuevo)	11,115,288	45.6%
+ Reinversion / '- Distribuciones	1,305,064	5.4%
Uses	**24,364,982**	100.0%
Terreno	1,985,000	8.1%
Alcabala	59,550	0.2%
Diseno y Planificacion	231,757	1.0%
Terminologia y Permisos	80,000	0.3%
Comercializacion y Publicidad	259,800	1.1%
Administracion del Proyecto	405,846	1.7%
Administracion de Subcontratos	25,000	0.1%
Supervision Externa	350,000	1.4%
Control de Calidad	86,800	0.4%
Construccion Torre I	5,903,500	24.2%
Construccion Torre II	5,903,500	24.2%
Construccion Torre III	5,903,500	24.2%
IVA	2,450,160	10.1%
Gastos Iniciales - Token	220,540	0.9%
Repago de cuentas por pagar	500,030	2.1%

According to the above detail, the development, construction and commercialization of the Azule Luxury Living Project will be financed through a mixed capital structure, which includes:

- Current Financing: The Project currently has a pre-operational financing in force, consisting of a loan for a total amount of five hundred thousand United States dollars (US$500,030.00), accruing an annual nominal interest rate of seven percent (7%). This financing was contracted to cover initial costs associated with the structuring, planning and preliminary stages of the development of the Project.
- Land Financing: The financing for the acquisition of the land on which the Project will be developed amounts to a total amount of one million nine hundred and eighty-five thousand United States dollars (US$1,985,000). This obligation would be structured under a mixed scheme, partially contemplating a modality of dation in payment consisting of the delivery of three (3) housing units (apartments) of the Project, valued for these purposes at four hundred and thirty thousand dollars of the United States of America (US$430,000) each, and for the remaining balance, equivalent to six hundred and ninety-five thousand dollars of the United States of America (US$695,000). by cash payment in accordance with the terms and conditions that are contractually agreed with the owner of the land. The corresponding financing will accrue an annual nominal interest rate of seven percent (7%).

- New Financing: Within the framework of the financial structure of the Project, additional financing has been contemplated to cover construction costs, for an estimated amount of eleven million one hundred fifteen thousand two hundred and eighty-eight United States dollars (US$11,115,288). Such financing is projected under an annual nominal interest rate of eight percent (8%) and with a term of up to forty-eight (48) months, counted from its initial disbursement.
- Reinvestment: Finally, an approximate reinvestment of one million three hundred five thousand sixty-four United States dollars (US$1,305,064) is estimated, corresponding to profits generated by the development itself, which will be reinvested and destined to the execution of future phases of the Project (tower 2 and tower 3).

"As of the date of issuance of this RID, the Issuer is in active proceedings with different financial institutions to obtain a loan for construction. However, the financing has not yet been formalized. Any financing agreement that may be finalized will be reported in a timely and transparent manner to the CNAD and to investors, through the MONETAE platform, in strict compliance with the disclosure and transparency obligations established in this Document."

Use of Funds

The costs associated with the integral development of the project were identified and broken down, estimated at **US$24,364,982**, which include:

Direct Project Development Costs: Correspond to all technical, operational and construction activities related to the physical execution of the Project, including:

- Land
- Topographic fees, paperwork, studies and technical designs
- Fees and Permits
- Preliminary Works
- Structures
- Well Drilling
- Miscellaneous Operating Expenses

These items represent all expenditures directly attributable to the preparation, urbanization and infrastructure necessary to enable the Project.

Marketing Costs: Include the essential expenses for the placement of housing units (apartments) such as:

- Sales Commissions
- Services and activities necessary for the commercial promotion of the Project.

These expenditures guarantee the commercial traction required for the stages of pre-sale, sale and formalization of contracts with buyers.

Financial Expenses and Debt Obligations. They include:

- Financial expenses derived from current or uncontracted financing.
- Repayment of accounts payable linked to obligations incurred during the execution of the Project: The Project currently has an outstanding loan for a total amount of five hundred thousand United States dollars (US$500,030.00), contracted to cover initial costs associated with structuring, planning and preliminary stages of development. The resources obtained through this issuance and tokenization process will be allocated, under the terms provided in the RID, to the total repayment of said pre-operational debt.

These payments ensure the operational continuity of financing and the timely fulfillment of liabilities associated with development.

Anchoring Sources

- **Useful Reserves and Advances:** As part of the financing strategy of the Azule Luxury Living project, it is estimated that a direct funding source composed of a total of approximately US$6,934,600 from advances and reservations from buyers, which will be used to support the execution, development and construction progress of the project.
    - These funds originate from the commercial model adopted by the Issuer, which establishes a scheme of staggered contributions by the purchasers of housing units, according to the following detail: i) Reserve: US$10,000 for each unit; ii) Advance II: US$14,078 for each unit, iii) Advance III: on average US$20,078 for each unit;
- **Financing related to the acquisition of the Land:** The financing for the acquisition of the land on which the Project will be developed amounts to a total amount of one million nine hundred and eighty-five thousand United States dollars (US$1,985,000). This obligation will be structured under a mixed scheme, which partially contemplates a modality of dation in payment through the transfer of three (3) housing units (apartments) of the Project, valued for these purposes at four hundred and thirty thousand dollars of the United States of America (US$430,000.00) each, and for the remaining balance, equivalent to six hundred and ninety-five thousand dollars of the United States of America (US$695,000.00). by payment in cash, in accordance with the terms and conditions that are contractually formalized with the owner of the land. The financing will accrue an annual nominal interest rate of seven percent (7%).
- **Estimation of complementary financing via debt instruments:** As part of the project's comprehensive financial structure, it is contemplated to obtain additional financing through debt instruments granted by banking

institutions and/or institutional creditors. This component aims to cover a relevant part of the capital requirements for the development of the Azule Luxury Living project, under competitive market conditions. The incorporation of strategically structured debt allows the total amount required via token issuance to be reduced, thus optimizing the risk-return ratio. This strategy has the potential to improve net economic returns for token holders.

- For the purposes of estimating the value of the issuance, financing of approximately USD$11,115,288 has been considered**.** This estimate expressly excludes the following components: i) Marketing expenses, ii) Financial costs, and iii) Costs associated with the structuring and tokenization of the issue.

In conclusion, and based on the financial, operational and commercial assumptions previously detailed, including the projections of reserves and advances, the financing for the acquisition of the land and the estimate of complementary debt for construction, it is determined that the structural capital need of the Project amounts to two million five hundred thousand United States dollars (US$2,500,000). an amount that corresponds to the Base Capital Required to ensure the adequate execution and continuity of development under parameters of solvency and financial balance.

Consequently, the aforementioned amount will be covered by the issuance of $AZULE1 Tokens, structured as an instrument of participation in the Net Income Obtained from the Project. For the purposes of prudential risk management and alignment with the execution schedule, the Required Base Capital will be structured in two placement tranches: (i) the Mandatory Investment Tranche ("Tranche I"), for ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), equivalent to one thousand (1,000) tokens, corresponding to the Mandatory Initial Investment of the Issuer's Shareholders; and (ii) the Public Offering Tranche ("Tranche II"), for up to ONE MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$1,500,000.00), equivalent to up to one thousand five hundred (1,500) tokens, intended for subscription by Independent Third Party Investors.

This placement structure by tranches allows capital flows to be synchronized with the progressive needs of the Project, since Tranche I ensures an initial financial base controlled by the Issuer's Shareholders, while Tranche II – subject to the prior obtaining of Construction Permits as a condition precedent – allows the required complementary capital to be raised from Independent Third Party Investors. optimizing the use of the resources raised and mitigating risks associated with early overcapitalization or financial mismatches during the construction phase.

IMPORTANT NOTE: The values estimated by the Issuer in relation to the intended use of the funds are subject to adjustments and variations as the execution of the project progresses, either due to technical or operational

modifications or increases derived from inflationary factors. Likewise, the projected funding sources – including income from pre-sales and advances from buyers, as well as the obtaining of institutional financing – are exposed to variations associated with the behavior of the project's commercial demand and the result of credit management. Although advanced talks are currently being held with various financial institutions, at the time of the issuance of this RID there is no final approval of the projected credits. These elements represent relevant risk factors that can affect the operational and financial performance of the project, and, consequently, impact the expected profitability of the $AZULE1 token. For more details on these risks and their treatment within the financial model, it is recommended to consult Section 14 of this Relevant Information Document (RID).

Sweat Equity: US$375,000.00 (375 Tokens)

- Assigned to the Issuer's shareholders in proportion to their shareholding, in recognition of their strategic and non-monetary contribution in the conception, structuring and management of this issuance.
- The recognition of these "Sweat Equity" tokens reinforces the equity structure of the Project, by reflecting the in-kind contribution and previous effort of the shareholders, and contributes to optimizing the use of external capital in the execution of the development.
- These tokens grant their holders the same economic and political rights as those acquired by third-party investors, including full and proportional participation in the underlying asset, so that the Issuer's Shareholders, in their capacity as holders of such tokens, will receive the economic flows that correspond to their pro rata participation based on the tokens they hold in their personal portfolio. The tokens will be the exclusive initial ownership of the Issuer's Shareholders, in proportion to their respective shareholding in the share capital, and may be disposed of at any time, in accordance with the restrictions, conditions and procedures established in this Relevant Information Document (RID).
- The allocation of these tokens does not imply a capital outlay by the Issuer, constituting a non-monetary recognition for the strategic, operational and management contribution made by the Issuer's Shareholders in relation to the project.

Reserve for Future Placement: Up to US$2,500.00.00 (2,500 Tokens)

- The Reserve for Future Placement constitutes a strategic reserve of Tokens that may be enabled and placed, in whole or in part, at the sole discretion of the Issuer, within the first forty-eight (48) months from the official start of the public offering exclusively through its placement in the Primary Market. The placement will be made through subscription windows corresponding to Reserve Negotiation Tranches, each with a term of thirty (30) calendar days from the date of authorization of the respective tranche. The authorisation of

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each tranche will not be automatic and will be subject to prior compliance with the notices, operational parameters and publication requirements established in this RID.

- Its purpose is to provide the Issuer with additional capitalization capacity to meet requirements derived from the operational complexity of the Project, including contingencies and events that are not foreseeable or beyond the control of the Issuer, as well as to accelerate the execution of the Azule Luxury Living Project, shorten delivery times, anticipate commercial milestones and enable distributions to Tokenholders earlier. in accordance with the priority established in this RID.
- Additionally, it may be used to accelerate the execution of the Azule Luxury Living Project, with the aim of shortening delivery times, anticipating commercial milestones and enabling distributions to holders earlier, in accordance with the priority established in the RID.
- The Tokens of the Reserve for Future Placement do not generate economic rights or confer any prerogative while they remain immobilized and not placed. Once effectively placed in the Primary Market, they will be incorporated into the total number of Tokens in circulation, generating the corresponding proportional dilution and participating in the returns of the Project on an equal basis with the other Tokens, with effect from the first distribution after their placement, in accordance with the rules of priority and temporality established in this RID.
- The tokens in this reserve do not confer rights as long as they are not placed on the primary market; Once placed, they are integrated into the universe of tokens in circulation, generate the corresponding proportional dilution and participate in the returns under equal conditions, with proration in the first subsequent distribution, according to rules of priority and temporality.

Capital Contributed: US$20,000.00 (20 Tokens)

The Contributed Capital corresponds to the liquid resources that the Issuer's shareholders have contributed directly to the company as capital contributions, made prior to this issuance and intended to finance:

- the initial stages of the Project;
- preliminary studies and procedures;
- the procedures, permits and administrative costs necessary for its development; y
- the advance payments associated with the technical and financial structuring of the issue.

The Contributed Capital constitutes an effective, registered and verifiable monetary contribution, already invested in the Project by the shareholders of the Issuer. In recognition of such contributions, twenty (20) tokens will be issued, equivalent to the amount effectively contributed.

Use of Funds

Until compliance with the Minimum Placement is verified, the funds contributed by the Investors will be held in custody by the Issue Administrator through its platform, either in United States dollars or in USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and admitted on the Monetae platform. During the custody period: (a) the Issuer may not, under any circumstances, dispose of the funds collected; (b) the funds will be held in a segregated, secure, and auditable account, in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12); and (c) custody infrastructure will be provided through Fireblocks. The funds in custody may not be transferred to the Issuer or to the Investors, nor may they be used for any purpose other than their safekeeping in custody, until compliance with the Minimum Placement is verified in accordance with the procedures defined by the Administrator of the Issue. During the custody period, the funds will not generate interest or returns, and neither the Issuer nor the Administrator of the Issue will assume any liability for this concept.

Once this condition is met, the Administrator will release the funds to the Issuer, who must allocate them exclusively to the authorized uses of the Azule Luxury Living Project and report monthly on their application. Any misuse will constitute a serious breach and may result in early termination of the broadcast and liabilities.

The funds received may be used by the Issuer exclusively for the execution, administration and continuity of the "Azule Luxury Living" Project, under the terms detailed below:

1. **Preliminary and planning costs and expenses:** Including design, technical, topographical, environmental and financial studies; obtaining permits, licenses and authorizations; and any administrative procedures necessary for the viability of the Project.
2. **Acquisition of the Project Land:** The funds may be used to acquire the property where the Azule Luxury Living Project will be executed, currently subject to a promise of sale with the owner company MARYLEEN, S.A. DE C.V., corresponding to Registration 55161709-00000/, for a purchase price of US$1,985,000, including the total or partial payment of the price, deposits, advances or payments on account, as well as the expenses and taxes associated with the formalization and perfection of the sale, including notary and registry fees and directly attributable legal costs.
3. **Development, urbanization and infrastructure costs and expenses:** Including the direct costs of construction and civil works, including foundations, structure, finishes, electromechanical systems and complementary works. In addition, it includes the acquisition of materials and supplies, hiring of labor and technical professional services, improvements, construction of roads, authorization of basic services (water,

energy, drainage), complementary infrastructure, and other expenditures directly linked to the correct implementation of the project.

4. **Project Administration Costs and Expenses:** Including, but not limited to: (i) accounting and auditing; (ii) compliance officer; (iii) corporate administration; and (iv) general operating expenses.
5. **Marketing costs and expenses:** Including marketing and advertising campaigns, sales commissions, agency or commercial advisor fees and any other costs associated with the placement of the housing units (apartments) of the Project.
6. **Expenses associated with tokenization:** Including certification and registration of the Issuance, administration of the Issuance and PSADs; custody services of the Tokens; technical audits; regulatory compliance in terms of KYC/AML; legal, financial and regulatory advice; and any expenditure necessary for the proper structuring, operation and maintenance of the tokenized instrument.
7. **Costs and expenses associated with new financing:** Including interest, commissions, amortizations, legal costs and any disbursement associated with new lines of credit, debt issuances or financial instruments contracted by the Issuer for the continuity, expansion or improvement of the Project.
8. **Payment of Obligations Arising from Pre-Operational Credits or Accounts Payable:** The funds may be used to pay, repay, cancel or refinance pre-operational obligations or transitory financing granted to the Issuer prior to this Issuance, including: bridge loans; capital advances structured as debt; short-term credits associated with direct costs of the Project; obligations to related parties or shareholders; and accounts for pay third parties or related parties.
9. **Other authorized uses:** The funds may be temporarily invested in short-term, low-risk, and highly liquid instruments, such as AAA-rated securities or their equivalent, provided that such investments do not affect the immediate availability of resources for the purposes of the Project.

Prohibitions and Safeguards

The Issuer may not use the funds in activities unrelated to the development of the Project, nor may they be used to pay personal obligations, dividends, reimbursements to related parties (except in the case of payment of obligations arising from pre-operational credits or accounts payable), or speculative investments. Any unauthorized use of funds will constitute a material breach of the conditions of the issuance.

In the event of an unauthorized use of the funds raised, the Issuance Administrator, acting on behalf of the token holders, shall be entitled to require the Issuer to redeem all the tokens in circulation, at face value, plus a penalty of five percent (5.0%), in accordance with the terms established in this Relevant Information Document (DIR).

This control scheme guarantees that the funds contributed by investors are used in accordance with the intended purposes, ensuring operational and legal traceability aligned with the principles of transparency, legal certainty and protection of the collective interest of Tokenholders.

Obligations of the Issuer

In order to guarantee the traceability, integrity and correct application of the resources, and in compliance with the obligations of protection to the Token Holders, the Issuer undertakes to:

1. **Segregated Account:** Manage all funds from the placement of Token $AZULE1 through a segregated bank account for the exclusive use of this Issuance, opened at Banco de América Central, S.A. (see Appendix 11). This account will be the only vehicle for the reception, administration and disbursement of the resources of the Issuance.
2. **Reporting and transparency regime**: The Issuer will implement a formal periodic reporting regime, accessible to Investors, which will include at least:
    a. **Semi-annual reports on the use of funds**, detailing applications, balances, allocations, and justifications for disbursements. The report must be submitted within forty-five (45) calendar days following the end of the semester corresponding to the month of June and, for the semester ending in December, no later than April thirty (30) of the immediately following fiscal year, or within the applicable deadlines in accordance with the provisions of Articles 283 and 284 of the Commercial Code.
    b. **Financial statements of the Project,** presented semi-annually, including: statement of financial position of the project, progress of work, marketing progress and operational performance. The report must be submitted within forty-five (45) calendar days following the end of the semester corresponding to the month of June and, for the semester ending in December, no later than April thirty (30) of the immediately following fiscal year, or within the applicable deadlines in accordance with the provisions of Articles 283 and 284 of the Commercial Code.
    c. **Annual financial audit**, carried out at the end of each fiscal year by an independent auditing firm appointed by the General Meeting of Shareholders of Virgen de Lourdes, S.A. de C.V. The audit must be issued and made available to the Token Holders no later than April 30 of the immediately following fiscal year, or within the deadlines provided for in articles 283 and 284 of the Commercial Code, if applicable.

Minimum Placement and Placement Window of the Required Base Capital

1. Required Base Capital

The Required Base Capital of the Issuance amounts to TWO MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$2,500,000.00), represented by two thousand five hundred (2,500) $AZULE1 tokens, with a face value of US$1,000.00 each. The Required Base Capital constitutes the minimum amount of capital that the Issuer must raise for the execution of the Azule Luxury Living Project in accordance with the terms of this RID.

The Required Base Capital will be structured in two tranches: (i) the Mandatory Investment Tranche ("Tranche I"), for ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), equivalent to one thousand (1,000) tokens, corresponding to the Mandatory Initial Investment of the Issuer's Shareholders; and (ii) the Public Offering Tranche ("Tranche II"), for up to ONE MILLION FIVE HUNDRED THOUSAND UNITED STATES DOLLARS (US$1,500,000.00), equivalent to up to one thousand five hundred (1,500) tokens, intended for subscription by third-party investors.

2. Condition Precedent for the Authorization of Section II

NOTICE OF RELEVANT DISCLOSURE TO THE INVESTOR: The authorization of Section II is subject, in any case, to the prior and effective obtaining by the Issuer of all the governmental, municipal and regulatory permits, licenses and authorizations required for the construction and execution of the Azule Luxury Living Project (the "Construction Permits"). Consequently, as long as the Construction Permits have not been obtained in their entirety, Section II may not be enabled nor may the corresponding tokens be offered, placed or subscribed by any investor. This condition precedent constitutes a material risk expressly disclosed to the Investors in this RID.

3. Section II Authorization Window

Tranche I will be considered placed and subscribed from the date of official authorization of the public offering on the Issue Administrator's platform, through the direct contribution of capital from the Issuer's Shareholders, in proportion to their respective shareholding, in compliance with the Mandatory Initial Investment of the Issuer's Shareholders.

The Issuer shall have a maximum period of twelve (12) calendar months, counted from the authorization of Section I, to obtain the Construction Permits (the

"Permitting Window"). Once the Construction Permits are obtained, the Issuer will have a maximum period of three (3) additional calendar months to enable Section II (the "Section II Authorization Window").

4. Minimum Placement Window of Section II

Once Tranche II has been enabled by the Issuer, the Minimum Placement Window will open, equivalent to a period of three (3) calendar months from the date of authorization of Tranche II, during which the Minimum Placement must be reached as a suspensive and indispensable condition for the continuity of the Issuance.

During the Minimum Placement Window, the Issuer will enable for placement in the Primary Market the one thousand five hundred (1,500) tokens corresponding to Tranche II, equivalent to ONE MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$1,500,000.00), which will be offered exclusively to third-party investors.

In order for the Issuance to validly continue its course, a minimum of one thousand (1,000) Tranche II tokens, equivalent to ONE MILLION UNITED STATES DOLLARS (US$1,000,000.00), must be placed and subscribed within the Minimum Placement Window among third-party investors (the "Minimum Placement").

4.1. Custody of funds during the Minimum Placement Window

Until compliance with the Minimum Placement is verified, the funds contributed by the Investors will be held in custody by the Issue Administrator through its platform, either in United States dollars or in USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and admitted on the Monetae platform.

During the custody period: (a) the Issuer may not, under any circumstances, dispose of the funds collected; (b) the funds will be held in a segregated, secure, and auditable account, in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12); and (c) custody infrastructure will be provided through Fireblocks.

The funds in custody may not be transferred to the Issuer or to the Investors, nor may they be used for any purpose other than their safekeeping in custody, until compliance with the Minimum Placement is verified in accordance with the procedures defined by the Administrator of the Issue. During the custody period, the funds will not generate interest or returns, and neither the Issuer nor the Administrator of the Issue will assume any liability for this concept.

4.2. Consequences of non-compliance with the Minimum Placement

In the event that the Minimum Placement is not reached within the Minimum Placement Window, the Issuance will be deemed to be cancelled by operation of law. In such a case: (a) all the tokens issued will be withdrawn from circulation and disposed of ("burned") by means of the technical mechanisms provided for in this RID; and (b) the full reimbursement mechanism in favor of the Investors will be activated through the Issuance Administrator's platform.

The refund will be made in a 1:1 ratio with respect to the amount originally invested, without the application of penalties, commissions or withholdings, within an estimated period of up to five (5) business days, counted from the expiration of the Minimum Placement Window.

The refund will be the responsibility of the Issuance Administrator and will be made, at the Investor's choice, by (i) transfer to the bank account previously designated by the Investor, or (ii) crediting to its digital wallet enabled on the Monetae platform, in accordance with the operational and regulatory compliance procedures established for this purpose.

4.3. Release of funds upon reaching the Minimum Placement

Once compliance with the Minimum Placement has been verified, the funds in custody will be released in favor of the Issuer, who may dispose of them exclusively for the purposes and under the conditions set forth in this RID.

5. Obligation to Absorb the Remainder of Tranche II

Once the Minimum Placement of one thousand (1,000) Tranche II tokens has been reached, in the event that, at the expiration of the Minimum Placement Window, the remaining enabled Tranche II tokens have not been placed in their entirety among independent third-party investors, the Issuer's Shareholders must acquire the remainder within a maximum period of thirty (30) calendar days from such maturity. This obligation, together with the Issuer's Shareholder Mandatory Initial Investment, constitutes the Issuer's Shareholder Investment Mandate.

The tokens acquired by the Issuer's Shareholders in compliance with the obligation to absorb the remainder will be enabled for their eventual trading in the Secondary Market, in accordance with the terms of this RID.

6. Obligation to authorize the investing public

The Issuer shall be obliged to enable for the potential investment of the investing public in general the totality of the one thousand five hundred (1,500) tokens corresponding to Tranche II, without prejudice to the Mandatory Investment of the Issuer's Shareholders and the obligation to absorb the remainder provided for in section 5 above.

Future Placement Reserve Tokens

As part of the financial structure of this Issuance, the Issuer has constituted a reserve consisting of up to two thousand five hundred (2,500) $AZULE1 Tokens (the "Future Placement Reserve Tokens"), which may be enabled and placed only within the maximum period of forty-eight (48) calendar months, counted from the official start of the public offering on the Issuance Administrator's platform.

The Future Placement Reserve Tokens will be minted from the official start of the public offering, but will remain immobilized and inactive as long as they retain this condition, not being available for placement or producing economic effects of any nature until the moment they are formally enabled in accordance with this RID.

The purpose of this reserve is to provide the Issuer with a flexible and strategic mechanism for raising additional capital, which allows it to meet financing needs that may arise during the execution and operation of the Azule Luxury Living Project, including, without limitation, contingencies and unforeseen requirements.

Condition Precedent for Habilitation

NOTICE OF RELEVANT DISCLOSURE TO INVESTOR: The authorization of the Future Placement Reserve Tokens is subject, in any case, to the prior and effective obtaining by the Issuer of all the governmental, municipal and regulatory permits, licenses and authorizations required for the construction and execution of the Azule Luxury Living Project (the "Construction Permits"). Consequently, as long as the Construction Permits have not been obtained in their entirety, the Future Placement Reserve Tokens may not be enabled or offered, placed or subscribed by any investor. This condition precedent constitutes a material risk expressly disclosed to the Investors in this RID.

Enabling Future Placement Reserve Tokens

The authorization of the Future Placement Reserve Tokens will not be automatic and may only be carried out once the trading of the Required Base Capital Tokens corresponding to Tranche II has been concluded, through the opening of one or more Reserve Trading Tranches, in accordance with the procedure, requirements and controls provided for in this RID. From that moment on, the Issuer may enable Tokens from this reserve, activating, in each case, a Reserve Trading Window with a specific term for placement in the Primary Market, during which such Tokens may be acquired by Investors under the same conditions applicable to the Tokens previously placed.

Each enablement of Tokens from the Future Placement Reserve—up to an aggregate maximum of two thousand five hundred (2,500) additional Tokens—will trigger a Reserve Trading Window with a maximum duration of thirty (30) calendar days (the "Reserve Trading Tranche Term").

Authorization Procedure

Prior to enabling a Reserve Trading Tranche, the Issuer must notify its intention to the National Digital Assets Commission at least five (5) business days in advance of the authorization date (the "Reserve Trading Tranche Notice"). The Notice of Reserve Trading Tranche must be duly authorized by the Legal Representative of the Issuer or by the General Shareholders' Meeting, and shall include at least:

(a) date and time of authorization of the Reserve Negotiation Tranche;

(b) Term of the Reserve Negotiation Tranche (maximum thirty (30) calendar days from its authorization);

(c) number of Tokens to be traded;

(d) nominal value of the Token: US$1,000.00 (one thousand dollars of the United States of America); y

(e) total value of the Reserve Trading Tranche, with the understanding that the cumulative nominal value of the Tokens placed in previous Reserve Trading Tranches, added to the nominal value of the Tokens to be placed in the new Tranche, may not exceed, in any case, the total authorized amount of the Future Placement Reserve Tokens, equivalent to TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00).

The Notice of Tranche of Negotiation of Reserves will also be made available to the general investing public through the Monetae platform.

No minimum amount per tranche and obligation to absorb the remainder

The Reserve Negotiation Tranches will not be subject to a minimum placement amount. However, in the event that, at the expiration of the Term of the Reserve Trading Tranche, the enabled Tokens have not been placed in their entirety, the Issuer's Shareholders must acquire the remainder within a maximum period of thirty (30) calendar days from such maturity. The Tokens thus acquired will be enabled for eventual trading on the Secondary Market, in accordance with the terms of this RID.

Non-affectation due to performance of a specific section

It is expressly stated that failure to achieve total placement in a specific Reserve

Negotiation Tranche will not disqualify or limit the Issuer from enabling new Reserve Negotiation Tranches, provided that the terms, conditions and limits established in this RID are respected.

Legal and Economic Status of Reservation Tokens

(i) As long as the Future Placement Reserve Tokens remain immobilized and have not been effectively placed, they shall not generate economic rights or confer prerogatives of any nature to their nominal holder; in particular, they will not grant rights to the net income obtained from the Project, they will not accumulate returns or participate in the economic distribution provided for in this RID, maintaining a neutral economic status that does not produce dilution on the active Tokenholders.

(ii) Once enabled and effectively placed on the Primary Market, the Future Placement Reserve Tokens will be fully incorporated into the total number of Tokens in circulation, producing the corresponding proportional dilution and participating in the returns of the Project on an equal basis with the other Tokens. Investors who acquire Tokens from the Future Placement Reserve will have the right to participate in the distributions of net income exclusively on a pro rata basis and from the moment of their effective placement, without any right to participate in distributions generated prior to their entry, thus avoiding any undue dilution effect to the detriment of the initial Investors. The foregoing shall take effect from the first distribution that takes place after its placement, in accordance with the rules of priority and temporality established in this RID.

Transparency and traceability

The existence, status and movements of the Future Placement Reserve Tokens will be visible in real-time through the Issuance Administrator platform and the corresponding Smart Contract. Any authorization or modification of its status must be publicly notified, in accordance with the principles of transparency, equity and traceability established in this RID.

Yields on $AZULE1 Tokens

The income of the $AZULE1 Token Holders comes from the Net Income effectively obtained by the Issuer, derived from the design, development, execution, marketing and exploitation of the Azule Luxury Living Project. The distribution of this income will be carried out in accordance with the priority and proportionality scheme established in this RID, only when there are distributable surpluses.

Unlike traditional financial instruments, this issuance does not establish a fixed interest rate or guarantee a minimum return, since the return for investors is directly linked to the actual operational and financial performance of the project. This structure seeks to align the incentives between the Issuer and the tokenholders, granting greater profitability potential depending on the commercial success of the real estate initiative.

Additionally, because $AZULE1 tokens represent a direct participation in variable flows derived from the performance of the project, no maximum contractual or nominal yield is established.

The effective return will depend exclusively on: i) The total revenues effectively received from the sale of units, ii) The efficiency in the execution of the project, iii) The real cost structure, and iv) The net surpluses available at the end of the operating cycle. ***Any reference to financial projections or expected returns will be illustrative and non-binding and should be interpreted by the investor based on its own risk profile and independent analysis.***

Flow Priority

The distribution of flows to $AZULE1 token holders will be governed by a strict priority scheme, whereby returns will be allocated only after all operational and financial commitments of the project have been covered. These include, but are not limited to:

- Payment of bank obligations, including principal and interest on loans used to finance construction.
- Marketing expenses, sales commissions, marketing, and any costs associated with distribution channels.
- Payments to suppliers, contractors, subcontractors and third parties involved in the design, execution and completion of the work.
- Administrative, legal and regulatory expenses attributable to the project.
- Interest, commissions and charges related to other sources of complementary (non-tokenized) financing.

Only after these obligations are covered, the net remainder will be distributed proportionally among all $AZULE1 token holders, based on their percentage of participation with respect to the total of tokens with economic entitlement, in accordance with the terms and procedures established in this Relevant Information Document (DIR). It is expressly mentioned that any distribution to the holders of the tokens will be subordinated to any contractual obligation that the issuer subscribes in relation to the obligations with creditors in relation to the project. Under this structure, the fulfilment of the economic rights of the holders of $AZULE1 tokens will depend exclusively on the existence of liquid surpluses once the obligations arising from the aforementioned financing, including principal, interest and other contractually recognised financial expenses, have been fully covered.

Calculation of Net Income Earned:
The Net Income Obtained is determined as the difference between:
1. the gross proceeds derived from the commercial operation of the Project (as defined below), and
2. all costs, expenses and other expenses necessary for the design, execution, operation, administration and maintenance of the Project and the operational infrastructure associated with the Issuance of the Tokens.

Under this scheme, the holders of the $AZULE1 Tokens will participate in the effective economic results of the Project, which constitute the financial basis of the Underlying Asset of this Issuance.

Gross Income:
For the purposes of this Relevant Information Document, Gross Income includes, but is not limited to, all economic flows generated directly or indirectly by the development, construction, marketing and monetization of the Azule Luxury Living Real Estate Project, including income from reservations, promises of sale, pre-sales and definitive sales of the housing units that make up the three (3) towers of the Project; income from premiums, contractual penalties, late interest and other charges derived from contractual relations with purchasers; as well as any other lawful form of monetization related to the property and the units that make up the Project.

Costs and Expenses:

For the calculation of the Net Income Obtained, all expenditures, contractual obligations and administrative expenses directly or indirectly linked to the development, construction, marketing of the Azule Luxury Living Real Estate Project and to the structuring, maintenance and management of the tokenized Issuance will be deducted from the Gross Income.

These deductions include, but are not limited to: (i) the costs and expenses of architectural and structural design, technical studies, feasibility, permits, licenses, authorizations and other administrative procedures necessary for the execution of the Project; (ii) the costs and expenses of construction of the three (3) towers, complementary works, urbanization, infrastructure, equipment, finishes and any improvement necessary for the proper delivery and operation of the housing units; (iii) the costs and expenses of administering the Project by the Issuer, including accounting, compliance officer, corporate administration, operating expenses and professional fees; (iv) the costs and expenses of marketing, marketing, advertising, sales commissions and other expenses associated with the placement and sale of the units; (v) the expenses associated with the structuring and maintenance of the Issuance, including certification, administration, custody of the Tokens, audits, KYC/AML compliance, legal and regulatory advice, and other costs necessary for the operation of the digital instrument; (vi) the costs and expenses derived from current financing or other financing intended for the acquisition of the land or the execution of the Project, including interest, commissions, amortizations and other financial expenditures; and (vii) any other costs or expenses reasonably necessary for the execution, continuity, and closure of the Project.

No obligations other than the above may be added, except for those that, in accordance with the applicable IFRS, must be recognized as financial or operational obligations directly and necessarily attributable to the project, in which case the Issuer must disclose them in its financial transparency reports

Yield Distribution Policy to Tokenholders

The Issuer will have the obligation to make a Mandatory Distribution in favor of the holders of the $AZULE1 tokens, which will be made only once within the first period that occurs between: (i) the execution of the public deeds of sale that perfect the sale of all the seventy-two (72) housing units (apartments) that make up the Project, and its due registration when applicable, and (ii) the expiration of the total term of this Issuance.

Such Mandatory Distribution shall only include amounts actually realized, liquid and available, expressly excluding estimated, projected, accrued and not received values.

All distributions, including Mandatory Distributions, shall be executed in accordance with the priority rules, calculation conditions, and other operational provisions provided for in this Relevant Information Document.

Additionally, during the Issuance Term, the Issuer may make partial or total distributions of returns in favor of token holders, with the periodicity determined at its discretion, provided that: (i) there is effective availability of liquid surpluses; (ii) there is Net Income Obtained realized and effectively received; and (iii) the priority rules and other operational provisions established in this RID are respected at all times.

<u>Pre-Distribution Information</u>
Prior to making any distribution of income, the Issuer must submit, at least fifteen (15) calendar days prior to the date scheduled for distribution, its most recent internal financial statements corresponding to the immediately preceding calendar month, accompanied by the detailed calculation of the Net Income Obtained and the income to be distributed. Such information must be duly signed by the Legal Representative of the Issuer and by its accountant.

<u>Notification to the Issue Manager</u>
The Issuer shall notify MONETAE, in its capacity as Issue Administrator, at least ten (10) business days in advance of any partial or total distribution. The notification must include: (i) the total amount to be distributed; (ii) the calculation of the available Net

Earned Income; (iii) the proportion corresponding to each Tokenholder; (iv) the relevant accounting documentation and certifications; and (v) an express certification stating that the distribution does not contravene the priority of payments or the other obligations assumed by the Issuer.

Payment Mechanism and Traceability

The distribution of income will be executed exclusively through the PSAD platform responsible for the administration of the Issue, Monetae, duly registered with the CNAD.

The distribution of returns will be made in any of the Trading Currencies admitted under this RID, at the Investor's choice, by (i) transfer to the bank account previously designated by the Investor, or (ii) crediting to its digital wallet enabled on the Monetae platform, in accordance with the operational and regulatory compliance procedures established for this purpose.

The payment process will operate through Monetae's technological infrastructure, allowing:

- Automation of the distribution process according to the approved calculation;
- Auditable and immutable record of all transactions associated with the payment of returns;
- Comprehensive traceability of distributed flows and economic rights related to each Token;
- Real-time visualization by Investors of the status of their investment and the distributions received;
- Transparency and security in the execution of the payment scheme.

Rights, Benefits and Restrictions of the Tokenholder

Holders of $AZULE1 tokens will enjoy the following economic and contractual rights, by virtue of their participation in this issuance:

Rights

- **Participation in the Net Income Obtained from the Project:** Right to receive a proportional portion (pro rata) of the Net Income Obtained by the Azule Luxury Living Project, in accordance with the distribution, priority and temporality scheme established in this RID. These flows derive from the commercialization and sale of the housing units (apartments).
- **Access to the Secondary Market: Ability to** transfer, sell or assign the Tokens to third parties as of the thirteenth (13th) month of the Issuance, in case the Issuer decides to enable it. Operations must be carried out through duly authorized Secondary Market platforms. The Issuer may actively participate in

such market as a buyer or seller, in accordance with the principles of equity and transparency.
- **Right to Information:** Access to relevant periodic information on the status of the project's progress, budget execution, construction milestones, financial statements, perceived flows, and any other material event that may affect the economic value of the token or return projections.
- **Participation in Repurchases:** The right to participate, under proportional allocation conditions, in the early repurchase operations that the Issuer may execute in accordance with its discretion, using its own funds.

Benefits
- **Exposure to a Real Estate Project located in a consolidated tourism destination:** investment backed by real estate assets in a consolidated tourist area, with potential for return both via operating cash flows and capital appreciation.
- **Custody and Assisted Governance Model:** The figure of the Administrator acts as an operational trustee, supervising the use of funds according to the progress of the project, reinforcing financial traceability and safeguarding the collective interests of token holders.
- **Technological and Operational Transparency:** The use of blockchain technology allows real-time traceability of the issuance, ownership, distribution of flows and events associated with the token, which minimizes the risk of opacity and allows for public and independent validations.
- **Potential Liquidity:** Possibility of monetizing the investment before the maturity of the issue through its trading in a secondary market, without the need to wait for the final flow of settlement.

Restrictions
- **There are no guaranteed payments or fixed return dates:** Returns will be strictly conditioned on the actual financial performance of the project. The distribution of flows will depend on the income effectively received by the Issuer and may vary in time and amount.
- **No Corporate Rights:** Holding of the $AZULE1 token does not confer political rights, voting rights, or direct participation in the Issuer's decision-making or corporate structure.
- **Proportional dilution by enabling future placement reserve tokens:** In the event that the Issuer decides to enable Future Placement Reserve Tokens, active holders may experience a proportional dilution of their economic participation, without prejudice to their acquired rights. These Tokens, once placed, will have the same rights as the rest of the Tokens in circulation.
- **Subordination to additional financing:** In accordance with the provisions regarding the "Powers of the Issuer and additional financing", the distribution of returns to the Tokenholders will be subordinated to the full and timely fulfillment of the payment obligations derived from the additional financing that the Issuer contracts during the term of the Issuance.

Condition Precedent of Construction Permits, Deadlines and Investor Protection

1. Condition Precedent for the Qualification of Section II

In accordance with the provisions of the section "Minimum Placement and Placement Window of the Required Base Capital" of this RID, the authorization of Section II of the Issuance is subject, as a condition precedent of full right, to the Issuer obtaining all the Construction Permits necessary for the execution of the Azule Luxury Living Project. Until this condition is verified, Tranche II will remain immobilized and no additional Tokens corresponding to said tranche may be enabled, placed or traded.

2. Deadlines for Obtaining Construction Permits

The Issuer shall have a maximum period of twelve (12) calendar months, counted from the official start of Tranche I of the Issuance (the "Permitting Window"), to obtain all the Construction Permits. The expiration of said term without the Issuer having accredited to the National Digital Assets Commission (CNAD) and the Administrator of the Issuance that it has obtained all the required Construction Permits will constitute, by operation of law and without the need for an additional declaration, a case of non-compliance with the suspensive condition with the consequences provided for in numeral 4 of this section.

3. Structural Investor Protection: Design by Condition

The suspensive condition mechanism described in this section has been incorporated by design as structural protection in favor of Tokenholders. Its purpose is to ensure that the Issuance does not advance to stages of greater capital commitment – in particular, the opening of Tranche II to the investing public – without the Project having the necessary legal and administrative authorization for its effective execution. This structure prevents the Investors' resources from being exposed to execution risk without the legal conditions for the start of construction.

This mechanism complements, in terms of protection, the custody of funds provided during the Minimum Placement Window, the segregated account obligation, and the right to 1:1 redemption in the event that the Minimum Placement is not reached, forming a system of staggered safeguards that operates for the exclusive benefit of Tokenholders.

4. Consequences of Failure to Comply with the Condition Precedent

In the event that the Issuer does not obtain all the Construction Permits within the period established in numeral 2 above – including, where appropriate, the extended term – the following consequences operate by operation of law and without the need for an additional declaration:

(a) Tranche II of the Issuance may not be enabled under any circumstances until the obtaining of all the Construction Permits is accredited before the CNAD and the Administrator of the Issuance. Until such crediting occurs, the Tokens corresponding to Tranche II will remain immobilized, without the Issuer being able to place, trade or dispose of them.

(b) If the term – or, as the case may be, the extended term – has expired without the suspensive condition having been verified, the Issuance will be cancelled by operation of law. The $AZULE1 Tokens of Tranche I in circulation will be withdrawn from trading and burned through the corresponding Smart Contract, rendering the Issuance null and void in its entirety.

The foregoing shall be without prejudice to the other actions or protection mechanisms that correspond to the Tokenholders in accordance with this RID and the applicable regulations in the Republic of El Salvador.

Do's and Don'ts Obligations

In order to safeguard the economic interests of the holders of the $AZULE1 Tokens, throughout the term of the Issuance, the Issuer will be subject to compliance with the following contractual obligations and restrictions (covenants), without prejudice to the rights, conditions and limitations provided for in the other sections of this Relevant Information Document (DIR).

Covenants of Obligations to Do

The Issuer undertakes to:

- Allocate all the resources raised through the placement of the $AZULE1 Tokens exclusively for the purposes of the Azule Luxury Living Project, including the acquisition of the land, the development of infrastructure, construction, marketing of housing units and other expenses directly linked to the Project in accordance with the RID.
- Maintain one or multiple segregated bank accounts, for the exclusive use of this Issuance, which will constitute the only instrument authorized for the reception, custody, administration and disbursement of the resources collected, guaranteeing their adequate traceability and asset separation.
- Maintain at all times a reasonable and sufficient level of liquidity to allow the operational obligations of the Project and the economic commitments assumed towards the holders of the Tokens to be met in a timely manner.

- Comply with the subscription, placement, redemption, information and disclosure procedures established in this RID and in the applicable regulations.
- Provide in a timely, truthful, complete, and verifiable manner the information required by the National Digital Assets Commission (CNAD), investors, and external auditors, including, but not limited to:
    i. financial statements of the Issuer,
    ii. notification of material facts, and
    iii. operational information related to the progress and performance of the Project.
- Notify the Token holders, within a reasonable time, of any relevant changes to the Project that may affect their economic rights or the financial viability of the Issuance.
- Issue periodic reports on the progress of construction, compliance with the schedule, obtaining permits, regulatory compliance and commercial evolution of the Project.
- To notify the National Digital Assets Commission, by means of a Note of Relevant Fact, of the materialization of the purchase and sale of the land on which the Azule Luxury Living Project will be developed, within a period of no more than five (5) business days from the date of signing the corresponding public deed, the foregoing as a condition subsequent to the authorization and placement of Section 1 of the Issuance
- Notify the National Digital Assets Commission of the obtaining of the construction permits and other regulatory authorizations required for the development of the Project, at least fifteen (15) calendar days prior to the authorization of Section II of the Issuance, attaching the documentation that reliably proves the obtaining of said permits. Such notification is a prerequisite and essential for proceeding with the authorisation of the aforementioned section

Covenants of Restrictions of Non-Do

The Issuer undertakes not to:

- Use the funds collected in activities unrelated to the development of the Azule Luxury Living Project, nor use them for the payment of personal obligations, dividends, reimbursements to related parties, speculative investments or any other purpose not authorized in the RID.
- Mixing, confusing or integrating the funds of the Issuance with own resources, shareholder contributions, general operating income or resources from other projects or issuances. Such funds may not be subject to compensation, cross-guarantee, general allocation or accounting consolidation that prevents their full identification and traceability.
- Structuring additional financing that contravenes those permitted under this RID, and alters, subordinates or displaces the priority of payments and the economic rights recognized to the holders of the $AZULE1 Tokens, without the

prior authorization granted in accordance with the mechanisms established in the RID.

- Modify the essential economic characteristics of Token $AZULE1 without duly updating the RID and compliance with applicable regulatory provisions.
- Assume obligations or perform acts that materially affect the economic support of Token $AZULE1 outside of what is expressly provided for in the RID.
- Carry out economic activities substantially different from those related to the structuring, development and execution of the Project, or execute acts or omissions that may materially affect the reputation of the Issuance or its ability to comply with its obligations to the holders of Tokens and the CNAD.
- Waive, compromise, desist, novate, substantially modify or compromise relevant rights, actions or credits linked to the Project when this may directly or indirectly affect the economic viability of the Project, the generation of projected flows or the rights of the holders of the $AZULE1 Tokens, unless prior authorization is granted in accordance with the mechanisms established in the RID.

MEASURES IN CASE OF NON-COMPLIANCE

Substantial Breach

The occurrence of any of the following events will be considered Issuer Substantial Default:

1. **Failure to comply with the Mandatory Distribution:** failure to comply with the Mandatory Distribution within thirty (30) calendar days following its configuration – due to the sale and registration of all the seventy-two (72) housing units of the Project, or due to the expiration of the total term of the Issuance – counted from the formal notification of the Issuance Administrator.
2. **Failure to Comply with Approved Partial Distributions:** failure to pay a partial distribution of Net Income Obtained within the period committed in the respective notification, or recidivism on two (2) or more occasions during the term of the Issuance.
3. **Diversion of Funds:** use of the funds from the placement of Token $AZULE1 for purposes other than those expressly authorized in this RID, without the prior written authorization of MONETAE as Administrator of the Issue, in accordance with the Use of Funds section.
4. **Breach of Covenants:** failure to comply with any of the obligations to do or not to do established in this RID.

Once an event of Substantial Default has been configured, the applicable mechanism will be the renegotiation mechanism provided for in the following section. During such process, the right of early redemption will be suspended, except in the following exceptional cases: (i) that the Issuer does not submit a restructuring proposal within fifteen (15) calendar days following the configuration of the event; or (ii) that the proposal submitted is, in the opinion of the Issue Administrator, contrary to the interests of the Tokenholders. In such cases, the early redemption will operate as of right at the nominal value of the Token plus the Net Income Obtained effectively available and liquid as of the date of execution.

Force Majeure

The Issuer will be exempt from the fulfillment of its obligations during the period in which it is materially prevented from performing them for reasons beyond its control and without fault or negligence on its part, including, but not limited to: extreme natural or climatic phenomena that affect the Costa del Sol Beach area, strikes, civil disturbances, acts of terrorism or war, epidemics, and supervening regulatory changes that materially impede the execution of the Project. In any case, the Issuer must notify the Administrator of the Issuance and the CNAD within five (5) business days following the start of the event, describing its nature, scope and estimated duration.

Renegotiation Mechanism

Once the Substantial Default has been established, the Issuer will have up to fifteen (15) calendar days to submit to the Administrator of the Issuance and the CNAD a formal and documented restructuring proposal, which may include: temporary deferral of distributions, modification of the schedule of Net Income Obtained, or review of the priority of payments within the limits of this RID. During the renegotiation process, the obligation to carry out distributions of the affected period, suspension that operates as of right as long as the Issuer acts in good faith and complies with the established deadlines.

The Administrator of the Issue, MONETAE, will act as the common and indivisible representative of all the Tokenholders, with binding powers for all of them. It will receive and communicate the restructuring proposals and will conduct a collective voting process with a maximum period of thirty (30) days from the call. Each Tokenholder will have one (1) vote per $AZULE1 Token in circulation as of the date of the call. The proposal will be approved by a simple majority, understood as more than fifty percent (50%) of the possible votes on the total Tokens in circulation. In the event of a tie, successive rounds of up to five (5) working days each will be called until said majority is reached. The approved decision will be binding and binding on all Tokenholders, regardless of their individual voting position, and will apply uniformly to all $AZULE1 Tokens in circulation, including those acquired on the Secondary Market after approval. Voting will take place exclusively through the electronic means enabled by the Broadcast Administrator, guaranteeing authenticity, traceability and legal certainty.

Final Breach

If the Issuer fails to comply in whole or in part with the terms of a validly approved restructuring, it will constitute a Definitive Default in aggravated mode, with the following full effects: (i) the possibility of submitting new restructuring proposals will be definitively suspended; (ii) the Administrator of the Issuance will be empowered to activate the execution of the Agreement for the Assignment of Economic Rights and exercise on behalf of the Tokenholders the corresponding judicial or arbitration actions; and (iii) the other protection mechanisms provided for in this RID will be activated.

Means of Notification
The Issuer shall notify any event of non-compliance within fifteen (15) business days following its identification, by: (i) publication of a Relevant Fact Note on the PSAD MONETAE platform; (ii) direct communication to Tokenholders; and (iii) formal notification to the Administrator of the Issuance and the CNAD.

Failure to comply with any of the covenants or obligations assumed by the Issuer in this Relevant Information Document (DIR) may constitute an Event of Substantial Breach of the conditions of the Issuance, authorizing the activation of the protection mechanisms provided for in this instrument and in the applicable complementary documentation. The activation of such mechanisms shall be without prejudice to any other legal, contractual or administrative actions that may correspond in accordance with the applicable regulations and the rights of investors.

Buyback Option

The Issuer also has a Call Option that may be exercised on all or part of the Tokens in circulation, once the Minimum Placement has been reached. In the event that the repurchase is partially executed, it will be carried out in accordance with a proportional allocation mechanism (pro rata) among all holders of eligible Tokens, without establishing any priority, preference or discrimination among them, so that each investor participates in the repurchase in direct proportion to their relative holding with respect to the total Tokens in circulation. The Buyback Option will be subject to prior notice, and will be effected using the Issuer's own funds.

The conditions and criteria for the exercise of this power are as follows:

- Fractionation: The buyback may be carried out on part or all of the tokens in circulation, in accordance with the availability of flows and the management strategies of the Issuer.
- Proportional allocation: In case of partial buybacks, the allocation of the tokens subject to buyback will be made on a proportional basis (pro rata) among the existing holders, according to their relative share at the time of notification.
- Buyback Value: The buyback price will not be equal to the face value of the token. Instead, it will be calculated based on the value of the project's net assets, deducting the accounting liabilities recorded in the books, determined from the audited financial statements of the previous year or, failing that, by fair valuation in accordance with generally accepted accounting principles.

- Prior notification: The Issuer must formally communicate its intention to exercise the repurchase at least thirty (30) calendar days in advance and a maximum of sixty (60) calendar days before the effective date of execution. The notification will be made through the platform of Fintech Américas, S.A. de C.V. Additionally, the issuer must send a formal notice to the National Digital Assets Commission (CNAD) indicating the terms of the repurchase and the procedures adopted.
- Restriction on the origin of funds: The resources used to execute the repurchase must come from the Issuer's own funds or from profits not subject to distribution in accordance with the economic rights assigned to the token holders. Under no circumstances may the portion of flows assigned to the tokenholders according to the current distribution scheme be used for this purpose.

11. Financial Projections

Financial Projections

The financial projections presented in this Relevant Information Document ("DIR") are estimates prepared based on assumptions, technical criteria and market conditions in force at the date of its preparation. Such forward-looking statements are for reference purposes only and are included for informational purposes only and should not be construed as a promise, guarantee or commitment of future performance, revenue, profitability, appreciation, liquidity or recovery of capital associated with the $AZULE1 token. Accordingly, there is no assurance that the future financial results of the Project or the Issuance will reflect, in whole or in part, the projected figures. Actual results may differ materially from the projections as a result of the occurrence of anticipated or unanticipated events and the variation of the assumptions used, including, but not limited to: (i) macroeconomic conditions and the real estate and tourism market; (ii) variations in construction costs, availability of materials and labor; (iii) changes in interest rates, financing conditions or access to credit; (iv) regulatory changes or administrative criteria applicable to the Project, the Issuance and/or the market of digital assets; (v) operational and execution risks; (vi) variations in the pace of marketing and sale, effective prices and absorption rates; and (vii) technical, environmental or force majeure contingencies. The Azule Luxury Living Project is currently in an initial phase of conceptual, technical and financial structuring. In particular: (a) the Issuer does not yet have all the definitive permits, licenses or administrative authorizations for construction issued by the competent authorities; (b) the commercialization stage is still in its early stages; and (c) the activities carried out have been limited to non-binding preliminary steps (e.g., structuring, prospecting and commercial validation), which do not constitute contractual obligations and do not guarantee minimum levels of demand, sales or revenue. Marketing is expected to begin in March 2026, without this date constituting an obligation of result, as it is subject to market conditions *and the obtaining of applicable authorizations. In relation to the property where the Project will be developed, there is currently a promise of sale duly signed with respect to the land, which is owned by Maryleen, S.A. de C.V. By virtue of this instrument, the owner undertakes to transfer ownership of the property in favor of the purchaser designated under the agreed terms; however, the definitive transfer of ownership is conditional on compliance with the established contractual obligations and conditions, so the effective acquisition of the land could be affected by delays, modifications or contingencies inherent to the process of perfecting the sale. Additionally, as it is a Project in the initial stages, the execution schedule, costs, technical scope and commercial conditions could suffer adjustments derived from obtaining permits, availability of suppliers, engineering changes, weather conditions, force majeure events and other relevant factors, which can impact the generation of flows and, therefore, the amounts eventually distributable to token holders under priority rules.*

Potential acquirers of the $AZULE1 token are recommended to carefully analyze the information contained in this RID, comprehensively evaluate the associated risks – including the risks inherent to real estate, market, regulatory, operational and technological projects linked to digital assets and blockchain infrastructure – and, if deemed appropriate, obtain independent financial, legal and tax advice before making any investment decision. For more information, see section 14 of this RID.

The financial projections of digital instrument $AZULE1, prepared in accordance with the guidelines established in this Relevant Information Document (DIR), are presented below. These projections reflect financial expectations under a baseline scenario, aligned with the technical and commercial parameters of the Project.

The analysis horizon covers a period of 7 years, in accordance with the term of validity of the issuance, and includes the following key assumptions:

- **Construction Period:** An estimated period of up to twenty-four (24) months is projected for the comprehensive execution of the construction for each of the towers that make up the project, in accordance with the preliminary work schedule that will be defined by the developer; under non-binding planning assumptions, it is contemplated that Tower I will begin construction in September 2026, Tower II in March 2027, and Tower III in March 2028. This period covers from the start of the works to the completion of the units and the authorization for their delivery.
- **Marketing Phases:** It has been considered that the Project will begin the commercialization of Tower I in March 2026, with an estimated duration of twelve (12) months. Tower II has been estimated to start in March 2027, with an approximate duration of twelve (12) months, and finally, Tower III is projected to start in March 2028, also with an estimated duration of twelve (12) months.

- **Projected Revenues:** Total estimated revenues are US$34,673,000 calculated based on the business assumptions of the Azule Luxury Living Project. This figure includes the income generated by the sale of the 72 housing units (apartments), which have an average of 180.52 square meters and an average price of $480,000.00 each unit.

  Projected revenues **(US$34,673,000**) can be broken down as follows:
  - **US$3,467,300** corresponds to the projected income in advances, divided as follows:
    - Advance I: US$10,000.00 for each unit, that is, US$240,000.00 for each tower, (in total for the 72 units **US$720,000.00**). It is paid at the time of signing the reservation contract or promise of sale and its purpose is to secure the selected unit and formalize the intention to purchase.
    - Advance II: approximately US$14,078.00 for each unit, that is, US$480,000.00 for each tower, (in total for the 72 units **US$1,013,650.00**). It is paid once the construction milestone defined in the contract has been reached (for example, start of grey work), its enforceability is conditional on compliance with the corresponding milestone.
    - Advance III: **US$1,733,650.00**). It is paid upon verification of a second relevant construction milestone according to the contract (for example, advanced structure or closure of gray work).
  - **US$3,467,300** represents the projected premium income, corresponding to the resulting balance after deducting the advances previously provided by the purchaser in accordance with the established commercial scheme (Advance I, Advance II and Advance III), calculated on the agreed sale price for each housing unit. The purpose of this balance is to complete the initial percentage required on the total value of the unit, equivalent to twenty percent (20%) of the sale price.
  - **US$27,738,400** corresponding to the remainder of the price of each unit, which will be paid through bank financing from the buyer or direct payment prior to the final deed. The formalization of the purchase and sale and the transfer of ownership will be subject to the full payment of the agreed price.

The Project's sales estimate is based on a local and regional real estate study that analyzes comparable prices, historical levels of absorption and demand in the Costa del Sol Beach area, as well as a staggered commercial strategy by towers that allows pre-sales processes to be initiated before the total completion of the development. Likewise, a progressive absorption is projected through the gradual placement of the 72 units during the construction and marketing period, considering the profile of the target buyer, made up of equity investors, purchasers of second homes and participants in the tourism market.

The income projections are prepared under conservative assumptions regarding sales speed, average prices per square meter and expected behavior of the real estate market in the area; however, such estimates are subject to economic and financial conditions and actual demand at the time of commercialization.

Comercial	Total	Año 0	Año 1	Año 2	Año 3	Año 4	Año 5	Año 6	Año 7
Comercializacion									
Torre I									
Unidades Vendidas BoP	**0**	0	0	14	24	24	24	24	24
Unidades Vendidas	**24**	0	14	10	0	0	0	0	0
Unidades Vendidas EoP	**24**	**0**	**14**	**24**	**24**	**24**	**24**	**24**	**24**
% Vendiddo									
Torre II									
Unidades Vendidas BoP	**0**	0	0	0	21	24	24	24	24
Unidades Vendidas	**24**	0	0	21	3	0	0	0	0
Unidades Vendidas EoP	**24**	**0**	**0**	**21**	**24**	**24**	**24**	**24**	**24**
% Vendiddo									
Torre III									
Unidades Vendidas BoP	**0**	0	0	0	0	24	24	24	24
Unidades Vendidas	**24**	0	0	0	24	0	0	0	0
Unidades Vendidas EoP	**24**	**0**	**0**	**0**	**24**	**24**	**24**	**24**	**24**
% Vendiddo									
Anticipo 1T1	**240,000**	0	140,000	100,000	0	0	0	0	0
Anticipo 1T2	**240,000**	0	0	210,000	30,000	0	0	0	0
Anticipo 1T3	**240,000**	0	0	0	240,000	0	0	0	0
Anticipo 2T1	**340,250**	0	195,250	145,000	0	0	0	0	0
Anticipo 2T2	**333,150**	0	0	289,025	44,125	0	0	0	0
Anticipo 2T3	**340,250**	0	0	0	340,250	0	0	0	0
Anticipo 3T1	**580,250**	0	335,250	245,000	0	0	0	0	0
Anticipo 3T2	**573,150**	0	0	499,025	74,125	0	0	0	0
Anticipo 3T3	**580,250**	0	0	0	580,250	0	0	0	0
Prima - Torre I	**1,160,500**	0	0	1,160,500	0	0	0	0	0
Prima - Torre II	**1,146,300**	0	0	0	1,146,300	0	0	0	0
Prima - Torre III	**1,160,500**	0	0	0	0	1,160,500	0	0	0
Remanente - Torre I	**9,284,000**	0	0	0	9,284,000	0	0	0	0
Remanente - Torre II	**9,170,400**	0	0	0	0	9,170,400	0	0	0
Remanente - Torre II	**9,284,000**	0	0	0	0	0	9,284,000	0	0
Total Ingresos - Ventas y Primas	**34,673,000**	**0**	**670,500**	**2,648,550**	**11,739,050**	**10,330,900**	**9,284,000**	**0**	**0**
Total Flujos	**34,673,000**	**0**	**670,500**	**2,648,550**	**11,739,050**	**10,330,900**	**9,284,000**	**0**	**0**

Values expressed in United States Dollars

- **Estimated costs and expenses:** The CAPEX of the Project includes all the capital investments necessary for its integral execution, including the acquisition of the land, the studies and technical permits, the urbanization and infrastructure works, the direct construction costs, as well as the financial and marketing expenses associated with the development. The investment schedule reflects the monthly schedule of these disbursements, accumulating an estimated total CAPEX of **US$23,864,952** executed in accordance with the projected progress of the construction and operational activities of the Project. These costs are broken down into: Land, Fees, Tariffs, Preliminary Works, Excavation, Sewerage, Water Systems, Wells, Financial Expenses, Marketing and Advertising.

CapEx	Total	Año 0	Año 1	Año 2	Año 3	Año 4	Año 5	Año 6	Año 7
Terreno	**1,985,000**	0	1,985,000	0	0	0	0	0	0
Alcabala	**59,550**	0	59,550	0	0	0	0	0	0
Diseno y Planificacion	**231,757**	0	231,757	0	0	0	0	0	0
Terminologia y Permisos	**80,000**	0	80,000	0	0	0	0	0	0
Comercializacion y Publicidad	**259,800**	0	173,412	86,388	0	0	0	0	0
Administracion del Proyecto	**405,846**	0	20,813	124,876	124,876	124,876	10,406	0	0
Administracion	**25,000**	0	25,000	0	0	0	0	0	0
Supervision Externa	**350,000**	0	17,949	107,692	107,692	107,692	8,974	0	0
Control de Calidad	**86,800**	0	4,451	26,708	26,708	26,708	2,226	0	0
Construccion Torre I	**5,903,500**	0	1,262,146	2,684,456	1,956,898	0	0	0	0
Construccion Torre II	**5,903,500**	0	0	2,395,094	2,642,850	865,556	0	0	0
Construccion Torre III	**5,903,500**	0	0	0	3,333,830	2,443,449	126,221	0	0
IVA	**2,450,160**	0	196,717	705,278	1,065,071	463,876	19,218	0	0
Varios	**0**	0	0	0	0	0	0	0	0
Gastos Iniciales - Tokenizacion	**220,540**	0	220,540	0	0	0	0	0	0
Gastos Financieros	**0**	0	0	0	0	0	0	0	0
Comisiones de Venta	**0**	0	0	0	0	0	0	0	0
Inversion Total	**23,864,952**	**0**	**4,277,334**	**6,130,492**	**9,257,925**	**4,032,157**	**167,044**	**0**	**0**
CAPEX Acumulado	**23,864,952**	**0**	**4,277,334**	**10,407,826**	**19,665,751**	**23,697,908**	**23,864,952**	**23,864,952**	**23,864,952**
CAPEX Acumulados	**23,864,952**	**0**	**4,277,334**	**10,407,826**	**19,665,751**	**23,697,908**	**23,864,952**	**23,864,952**	**23,864,952**
Amortizacion									

Values expressed in United States Dollars

- **Financing**: The Project has an existing loan of five hundred thousand United States dollars (US$500,030.00), previously contracted to finance the Azule Luxury Living Project, accruing an annual nominal interest rate of seven percent (7%). In accordance with the financial structure adopted, such financing will be repaid in full with the proceeds from the issuance of the $AZULE1 Tokens. Consequently, the full cancellation of this obligation will constitute one of the initial destinations of the funds raised through tokenization.

  In addition to the existing loan, the financial model of the Azule Luxury Living Project contemplates obtaining additional financing for the acquisition of the land, for a total amount of one million nine hundred and eighty-five thousand United States dollars (US$1,985,000). Such financing would be partially structured through a dation in payment scheme, consisting of the delivery of three (3) housing units (apartments), valued for these purposes at four hundred and thirty thousand dollars (US$430,000) each, and for the remaining balance, equivalent to six hundred and ninety-five thousand dollars (US$695,000), through cash payment, in accordance with the terms agreed with the owner of the land.

  Finally, as part of the financial structure of the Project, it is contemplated to obtain additional financing through debt instruments granted by banks and/or institutional creditors, in order to cover a significant portion of the capital requirements for its development. For the purposes of estimating the issuance, an additional financing of approximately US$11,115,288 has been considered, at a rate of 8% per year.

Estado de Resultados	Total	Año 0	Año 1	Año 2	Año 3	Año 4	Año 5	Año 6	Año 7
Torre I	11,605,000	0	0	0	11,605,000	0	0	0	0
Torre II	11,463,000	0	0	0	0	11,463,000	0	0	0
Torre III	11,605,000	0	0	0	0	0	11,605,000	0	0
Ingresos Totales	**34,673,000**	**0**	**0**	**0**	**11,605,000**	**11,463,000**	**11,605,000**	**0**	**0**
Costo de Ventas	-23,864,952	0	0	0	-7,954,984	-7,954,984	-7,954,984	0	0
Comisiones de Venta	-1,213,555	0	0	0	-406,175	-401,205	-406,175	0	0
Utilidad Bruta	**9,594,493**	**0**	**0**	**0**	**3,243,841**	**3,106,811**	**3,243,841**	**0**	**0**
Representacion	-68,065	0	-11,065	-18,000	-18,000	-18,000	-3,000	0	0
Contabilidad y Otros	-35,466	0	-6,890	-9,024	-9,024	-9,024	-1,504	0	0
Legal	-33,640	0	-12,170	-6,780	-6,780	-6,780	-1,130	0	0
Cumplimiento	-56,465	0	-13,201	-13,662	-13,662	-13,662	-2,277	0	0
Auditoria	-4,713	0	-2,338	-750	-750	-750	-125	0	0
Honorarios	-266,624	0	-51,924	-67,800	-67,800	-67,800	-11,300	0	0
Margen Operativo	**9,129,521**	**0**	**-97,587**	**-116,016**	**3,127,825**	**2,990,795**	**3,224,505**	**0**	**0**
Estructuracion	0	0	0	0	0	0	0	0	0
Legales	0	0	0	0	0	0	0	0	0
Certificacion	0	0	0	0	0	0	0	0	0
Tasa de Registro	0	0	0	0	0	0	0	0	0
Administracion	-382,500	0	-59,500	-102,000	-102,000	-102,000	-17,000	0	0
Seguimiento Certificacion	-67,500	0	-10,500	-18,000	-18,000	-18,000	-3,000	0	0
Gasto Financiero	-931,511	0	-36,021	-113,209	-573,006	-209,275	0	0	0
Utilidad Antes de Impuestos	**7,748,010**	**0**	**-203,609**	**-349,225**	**2,434,819**	**2,661,520**	**3,204,505**	**0**	**0**
Reserva Legal	0	0	0	0	0	0	0	0	0
ISR	0	0	0	0	0	0	0	0	0
Utilidad Neta	**7,748,010**	**0**	**-203,609**	**-349,225**	**2,434,819**	**2,661,520**	**3,204,505**	**0**	**0**

Values expressed in United States dollars

- **Operating Expenses**: The financial model incorporates a monthly operating expense of US$9,668 corresponding to: Representation, Accounting, Legal, Compliance, Audit and Fees Expenses, this amount is part of the actual cost structure foreseen for its execution.
- **Tokenization Expenses**: Includes the total costs and expenses related to the public offering of $AZULE1 tokens, including structuring expenses, issuance administration expenses, registration fees, certification fees, among others.
- **Financial Costs**: Include interest and fees for disbursements related to debt instruments.
- **Projected Profit** The projected net income of the Azule Luxury Living Project amounts to the estimated amount of (US$7,748,010), calculated over an operating horizon of seven (7) years, in accordance with the financial, commercial and execution assumptions incorporated in this model.

Balance Sheet

Balance General	Total	0	12	24	36	48	60	72	84
Activos		-	**6,779,090**	**15,080,124**	**14,158,238**	**5,000**	**5,000**	-	-
Caja		-	1,029,721	100,000	100,000	5,000	5,000	-	-
Otros Activos Corrientes		-	-	-	-	-	-	-	-
Restringidos		-	-	-	-	-	-	-	-
Cuentas por Cobrar		-	-	-	-	-	-	-	-
Activo Fijo Neto		-	5,749,369	14,980,124	14,058,238	-	-	-	-
Activo Fijo Bruto		-	5,749,369	14,980,124	22,013,222	23,864,952	23,864,952	-	-
Terreno		-	1,985,000	1,985,000	1,985,000	1,985,000	1,985,000	-	-
Alcabala		-	59,550	59,550	59,550	59,550	59,550	-	-
Diseno y Planificacion		-	231,757	231,757	231,757	231,757	231,757	-	-
Terminologia y Permisos		-	80,000	80,000	80,000	80,000	80,000	-	-
Comercializacion y Publicidad		-	235,118	259,800	259,800	259,800	259,800	-	-
Administracion del Proyecto		-	72,844	197,720	322,596	405,846	405,846	-	-
Administracion		-	25,000	25,000	25,000	25,000	25,000	-	-
Supervision Externa		-	62,821	170,513	278,205	350,000	350,000	-	-
Control de Calidad		-	15,579	42,287	68,995	86,800	86,800	-	-
Construccion Torre I		-	2,395,094	5,037,944	5,903,500	5,903,500	5,903,500	-	-
Construccion Torre II		-	-	3,540,212	5,903,500	5,903,500	5,903,500	-	-
Construccion Torre III		-	-	1,701,789	4,437,651	5,903,500	5,903,500	-	-
IVA		-	366,066	1,428,012	2,237,129	2,450,160	2,450,160	-	-
Varios		-	-	-	-	-	-	-	-
Gastos Iniciales - Tokenizacion		-	220,540	220,540	220,540	220,540	220,540	-	-
Gastos Financieros		-	-	-	-	-	-	-	-
Comisiones de Venta		-	-	-	-	-	-	-	-
Amortización Activo Fijo		-	-	-	(7,954,984)	(23,864,952)	(23,864,952)	-	-
Pasivos		-	**4,576,571**	**13,371,687**	**9,990,899**	-	-	-	-
Prestamo Bancario - Nuevo		-	270,571	7,632,387	5,377,299	-	-	-	-
Financiamiento Vigente		-	-	-	-	-	-	-	-
Cuenta por Pagar - Propietario Inmueble		-	1,985,000	1,985,000	-	-	-	-	-
Efectivo		-	695,000	695,000	-	-	-	-	-
Apartamentos como Dacion en Pago		-	1,290,000	1,290,000	-	-	-	-	-
Gastos acumulados y otras cuentas por pagar		-	-	-	-	-	-	-	-
Anticipos - Reservas & Primas		-	2,321,000	3,754,300	4,613,600	-	-	-	-
Patrimonio		-	**2,202,519**	**1,708,436**	**4,167,340**	**5,000**	**5,000**	-	-
Valores de Patrimonio		-	2,525,000	2,525,000	2,525,000	5,000	5,000	-	-
Capital Social		-	5,000	5,000	5,000	5,000	5,000	-	-
Tokens $AZULE - Accionistas - Capital Aportado		-	20,000	20,000	20,000	-	-	-	-
Tokens $AZULE		-	2,500,000	2,500,000	2,500,000	-	-	-	-
Utilidad del Periodo		-	(23,984)	(65,068)	(49,238)	-	-	-	-
Utilidades Acumuladas		-	(298,498)	(751,496)	1,691,578	7,748,010	7,748,010	-	-
Distribuciones - $AZULE		-	-	-	-	(7,748,010)	(7,748,010)	-	-

Values expressed in United States dollars

Cash Flow

Flujo de Efectivo	Total	0	1	2	3	4	5	6	7
Actividades de Operación	**7,748,010**	**0**	**-203,609**	**-349,225**	**2,434,819**	**2,661,520**	**3,204,505**	**0**	**0**
Utilidad del Periodo	7,748,010	0	-203,609	-349,225	2,434,819	2,661,520	3,204,505	0	0
Restringidos	0	0	0	0	0	0	0	0	0
Otros Activos	0	0	0	0	0	0	0	0	0
Cambios en otros activos	0	0	0	0	0	0	0	0	0
Cambios en otros pasivos	0	0	0	0	0	0	0	0	0
Actividades de Inversión	**0**	**0**	**-4,277,334**	**-6,130,492**	**-1,302,941**	**3,922,827**	**7,787,940**	**0**	**0**
Activo Fijo Bruto	-23,864,952	0	-4,277,334	-6,130,492	-9,257,925	-4,032,157	-167,044	0	0
Terreno	-1,985,000	0	-1,985,000	0	0	0	0	0	0
Alcabala	-59,550	0	-59,550	0	0	0	0	0	0
Diseno y Planificacion	-231,757	0	-231,757	0	0	0	0	0	0
Terminologia y Permisos	-80,000	0	-80,000	0	0	0	0	0	0
Comercializacion y Publicidad	-259,800	0	-173,412	-86,388	0	0	0	0	0
Administracion del Proyecto	-405,846	0	-20,813	-124,876	-124,876	-124,876	-10,406	0	0
Administracion	-25,000	0	-25,000	0	0	0	0	0	0
Supervision Externa	-350,000	0	-17,949	-107,692	-107,692	-107,692	-8,974	0	0
Control de Calidad	-86,800	0	-4,451	-26,708	-26,708	-26,708	-2,226	0	0
Construccion Torre I	-5,903,500	0	-1,262,146	-2,684,456	-1,956,898	0	0	0	0
Construccion Torre II	-5,903,500	0	0	-2,395,094	-2,642,850	-865,556	0	0	0
Construccion Torre III	-5,903,500	0	0	0	-3,333,830	-2,443,449	-126,221	0	0
IVA	-2,450,160	0	-196,717	-705,278	-1,065,071	-463,876	-19,218	0	0
Varios	0	0	0	0	0	0	0	0	0
Gastos Iniciales - Tokenizacion	-220,540	0	-220,540	0	0	0	0	0	0
Gastos Financieros	0	0	0	0	0	0	0	0	0
Comisiones de Venta	0	0	0	0	0	0	0	0	0
Amortización Activo Fijo	23,864,952	0	0	0	7,954,984	7,954,984	7,954,984	0	0
Actividades de Financiamiento	**5,000**	**0**	**5,180,500**	**5,880,159**	**-1,131,878**	**-5,082,781**	**-4,841,000**	**0**	**0**
Financiamiento	0	0	1,985,000	3,231,609	-1,265,928	-3,950,681	0	0	0
Desembolsos (Financiamiento Construccion)	11,115,288	0	0	3,231,609	6,457,061	1,426,618	0	0	0
Amortizacion (Financiamiento Construccion)	-11,115,288	0	0	0	-5,737,990	-5,377,299	0	0	0
Financiamiento - Terreno	0	0	1,985,000	0	-1,985,000	0	0	0	0
Amortizacion - Financiamiento Vigente	0	0	0	0	0	0	0	0	0
Anticipos - Reservas & Primas	0	0	670,500	2,648,550	134,050	-1,132,100	-2,321,000	0	0
Aportes	6,934,600	0	670,500	2,648,550	2,455,050	1,160,500	0	0	0
Amortizacion	-6,934,600	0	0	0	-2,321,000	-2,292,600	-2,321,000	0	0
Valores de Patrimonio	5,000	0	2,525,000	0	0	0	-2,520,000	0	0
Tokens $AZULE - Terceros	0	0	2,500,000	0	0	0	-2,500,000	0	0
Capital Social / Tokens $AZULE - Capital Aportado	5,000	0	25,000	0	0	0	-20,000	0	0
Flujo del Periodo	**7,753,010**	**0**	**699,557**	**-599,557**	**0**	**1,501,565**	**6,151,445**	**0**	**0**
Tokens $AZULE - Rendimientos	-7,748,010	0	0	0	0	0	-7,748,010	0	0
Flujo del Periodo	**5,000**	**0**	**699,557**	**-599,557**	**0**	**1,501,565**	**-1,596,565**	**0**	**0**
Efectivo Inicial	0	5,000	0	699,557	100,000	100,000	1,601,565	5,000	5,000
Efectivo Final	**5,000**	**5,000**	**699,557**	**100,000**	**100,000**	**1,601,565**	**5,000**	**5,000**	**5,000**

Values expressed in United States dollars

It is important to note that these projections are subject to the actual evolution of the Project, the conditions of the real estate market, and the behavior of the financed portfolio, and may vary depending on internal and external factors that affect its financial performance.

Estimated Return to Investors of the $AZULE1 Token

Based on the financial projections and the flow distribution scheme established in this Relevant Information Document (DIR), it is estimated that investors of $AZULE1 tokens will be able to obtain the following profitability indicators under the base scenario:

Return Metrics for the Tokenholder

- **Internal Rate of Return (IRR): 43% per annum.** It represents the annualized return obtained by the Tokenholder on the capital contributed during the term of the Issuance, weighting the time at which it makes its investment and the moment at which it receives the flows of Net Income Obtained. Technically, it is defined as the discount rate that makes the Net Present Value (NPV) of the Tokenholder's total flows equal to zero.
- **MOIC (Multiple of Invested Capital): 3.54x** Measures how many times the investor recovers his invested capital in absolute terms, without considering the

time factor. It is calculated by dividing the total flows received by the investor by the total capital invested. A MOIC of 3.54x means that for every $1.00 invested in $AZULE1, the investor receives $3.54 in total returns over the course of the issuance.

- **Net Present Value (NPV): USD $2,095,380.70**. It represents the present value, in U.S. dollars at the date of the projection, of the total future flows of Net Income Obtained that will be received by the set of Tokenholders of Issuance $AZULE1, discounted at the cost of capital rate applied to the financial model. A positive NPV confirms that the Issuance generates economic value above the assumed cost of capital, under the assumptions of the projected base scenario and in accordance with the risk factors described in Section 14 of this RID.
  - ***Note on the Assumed Cost of Capital:*** The financial model used to calculate the Net Present Value (NPV) of Issue $AZULE1 applied as a discount rate a Cost of Capital of 18.08% per annum, determined by this formula.

    Re = Rf + β × (Market Risk Premium) + Size Premium+ Liquidity Premium + Country Risk

- **Payback Period:** 45 months. It represents the estimated time it takes for the Tokenholder to fully recover the invested capital, through the flows of Net Income Obtained received during the term of the Issuance. According to the projected base scenario, as of the forty-fifth (45th) month from the effective placement date of Token $AZULE1, the investor will have recovered one hundred percent (100%) of his initial investment. This indicator assumes compliance with the projected marketing and construction schedule and does not guarantee a recovery result within the indicated period, due to the risk factors described in Section 14 of this RID.

Tokens $AZULE	Total	Año 0	Año 1	Año 2	Año 3	Año 4	Año 5	Año 6	Año 7
BoP	**0**	0	-	2,500	2,500	2,500	2,500	2,500	2,500
+ Colocacion	**2,500**	-	2,500	-	-	-	-	-	-
EoP	**2,500**	**-**	**2,500**	**2,500**	**2,500**	**2,500**	**2,500**	**2,500**	**2,500**
Sweat Equity Tokens									
Tokens Accionistas - Capital Aportado									
Tokens $AZULE									
Inversion	**(2,500,000)**	-	(2,500,000)	-	-	-	-	-	-
Rendimientos y Redenciones Totales	**10,268,010**	-	-	-	-	-	10,268,010	-	-
- Impacto Tokens Accionistas Emisor (Capital Aportado)	**(70,936)**	-	-	-	-	-	(70,936)	-	-
- Impacto Sweat Equity Tokens	**(1,339,306)**	-	-	-	-	-	(1,339,306)	-	-
Neto Tokenholders $AZULE - Terceros	**6,357,768**	**-**	**(2,500,000)**	**-**	**-**	**-**	**8,857,768**	**-**	**-**
TIR	**43%**								
MOIC	**3.54x**								
NPV	**2,095,380.7**								
Payback Period (meses)	**45.0**								

Values expressed in United States dollars

These results reflect the estimated net return for token holders, after deducting the costs and expenses associated with the development of the Azule Luxury Living Project and applying the corresponding payment priority. The estimates are subject to the operational, commercial and financial risks inherent to the Project, as well as to possible variations in the assumptions used

The financial model projects a structure of returns derived from the initial investment corresponding to the Required Base Capital, equivalent to TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) $AZULE1 tokens placed.

According to the chart, the Total Returns and Redemptions associated with the token amount to a total of US$10,268,010. This amount represents the total net income obtained and flows generated by the Azule Luxury Living Project, to be distributed to the $AZULE1 Token Holders. However, before determining the economic flow attributable to external investors, the deduction corresponding to the tokens assigned to the Issuer's shareholders under the figures of Contributed Capital and Sweat Equity is applied, whose participation must be recognized in accordance with the rules of priority and proportionality established in this Relevant Information Document.

In this sense, an impact of US$70,936 is reflected attributable to the economic participation of shareholders as a result of the allocation of tokens by the "Contributed Capital", as well as an additional impact of US$1,339,306 corresponding to Sweat Equity tokens. These deductions constitute the portion of the economic flow that legitimately corresponds to the shareholders of the Issuer

After the application of the corresponding deductions, the remainder constitutes the net economic flow attributable to the Token Holders, which represents the resources available for the execution of the redemption and/or distribution mechanisms contractually provided in favor of external investors. On this basis, the financial model projects an estimated Internal Rate of Return (IRR) of 43%, calculated in relation to the initial investment provided by the investor in the primary placement of the token.

Alternative Scenario: Future Reserve Placement

Considering a scenario that contemplates the eventual placement of the Tokens corresponding to the "Future Capital Reserve" category, the following results are obtained:

Based on the financial projections and the established flow distribution scheme, it is estimated that the Investors of the $AZULE1 Tokens will be able to obtain the following profitability indicators:

Return Metrics for the Tokenholder

- **Internal Rate of Return (IRR): 31% per annum.** It represents the annualized return obtained by the Tokenholder on the capital contributed during the term of the

Issuance, weighting the time at which it makes its investment and the moment at which it receives the flows of Net Income Obtained. Technically, it is defined as the discount rate that makes the Net Present Value (NPV) of the Tokenholder's total flows equal to zero.

- **MOIC (Multiple over Invested Capital): 2.44x** Measures how many times the investor recovers his invested capital in absolute terms, without considering the time factor. It is calculated by dividing the total flows received by the investor by the total capital invested. A MOIC of 2.44x means that for every $1.00 invested in $AZULE1, the investor receives $2.44 in total returns over the course of the issuance.
- **Net Present Value (NPV): USD $1,625,010.2** Represents the present value, in U.S. dollars as of the date of the projection, of the total future flows of Net Income Obtained that will be received by the set of Tokenholders of Issuance $AZULE1, discounted at the cost of capital rate applied to the financial model. A positive NPV confirms that the Issuance generates economic value above the assumed cost of capital, under the assumptions of the projected base scenario and in accordance with the risk factors described in Section 14 of this RID.
    - ***Note on the Assumed Cost of Capital:*** The financial model used to calculate the Net Present Value (NPV) of Issue $AZULE1 applied as a discount rate a Cost of Capital of 18.08% per annum, determined by this formula.

      $$Re = Rf + \beta \times (\text{Market Risk Premium}) + \text{Size Premium} + \text{Liquidity Premium} + \text{Country Risk}$$

- **Payback Period:** 45 months. It represents the estimated time it takes for the Tokenholder to fully recover the invested capital, through the flows of Net Income Obtained received during the term of the Issuance. According to the projected base scenario, as of the forty-fifth (45th) month from the effective placement date of Token $AZULE1, the investor will have recovered one hundred percent (100%) of his initial investment. This indicator assumes compliance with the projected marketing and construction schedule and does not guarantee a recovery result within the indicated period, due to the risk factors described in Section 14 of this DIR

Tokens $AZULE	Total	Año 0	Añpo 1	Año 2	Año 3	Año 4	Año 5	Año 6	Año 7
BoP	**0**	0	-	2,500	5,000	5,000	5,000	5,000	5,000
+ Colocacion	**5,000**	-	2,500	2,500	-	-	-	-	-
EoP	**5,000**	**-**	**2,500**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**
Sweat Equity Tokens									
Tokens Accionistas - Capital Aportado									
Tokens $AZULE									
Inversion	**(5,000,000)**	-	(2,500,000)	(2,500,000)	-	-	-	-	-
Rendimientos y Redenciones Totales	**13,173,018**	-	-	-	-	-	13,173,018	-	-
- Impacto Tokens Accionistas Emisor (Capital Aportado)	**(48,834)**	-	-	-	-	-	(48,834)	-	-
- Impacto Sweat Equity Tokens	**(919,048)**	-	-	-	-	-	(919,048)	-	-
Neto Tokenholders $AZULE - Terceros	**7,205,136**	**-**	**(2,500,000)**	**(2,500,000)**	**-**	**-**	**12,205,136**	**-**	**-**
TIR	**31%**								
MOIC	**2.44x**								
NPV	**1,625,010.2**								
Payback Period (meses)	**45.0**								

These results reflect the estimated net return for Token Holders, after deducting the costs and expenses associated with the development of the Project and applying the corresponding payment priority. The estimates are subject to the operational, commercial and financial risks inherent to the Project, as well as to possible variations in the assumptions used

The financial model projects a structure of returns derived from the initial investment corresponding to the Required Base Capital, equivalent to TWO MILLION FIVE HUNDRED THOUSAND DOLLARS OF THE UNITED STATES OF AMERICA (US$2,500,000.00), represented by TWO THOUSAND FIVE HUNDRED (2,500) $AZULE1 tokens placed.

According to the chart, the Total Returns and Redemptions associated with the token amount to a total of US$13,173,018. This amount represents the total net income obtained and flows generated by the Azule Luxury Living Project, to be distributed to the $AZULE1 Token Holders. However, before determining the economic flow attributable to external investors, the deduction corresponding to the tokens assigned to the Issuer's shareholders under the figures of Contributed Capital and Sweat Equity is applied, whose participation must be recognized in accordance with the rules of priority and proportionality established in this Relevant Information Document.

In this sense, an impact of US$48,834 is reflected attributable to the economic participation of shareholders as a result of the allocation of tokens by the "Contributed Capital", as well as an additional impact of US$919,048 corresponding to Sweat Equity tokens. These deductions constitute the portion of the economic flow that legitimately corresponds to the shareholders of the Issuer

After the application of the corresponding deductions, the remainder constitutes the net economic flow attributable to the Token Holders, which represents the resources available for the execution of the redemption and/or distribution mechanisms contractually provided in favor of external investors. On this basis, the financial model projects an estimated Internal Rate of Return (IRR) of 31%, calculated in relation to the initial investment provided by the investor in the primary placement of the token (**Annex 15 - Financial Model**)

It should be noted that the financial model is strictly projective in nature and does not constitute an immovable contractual commitment, being an operational assumption subject to modification depending on the commercial, operational, regulatory or financial evolution of the Project.

12. Token Marketability

Primary Issuance and Marketing Platform

The issuance, custody and primary marketing of the $AZULE1 tokens will be carried out through the platform managed by FINTECH AMERICAS, S.A. de C.V. (MONETAE), an entity authorized as a Digital Asset Service Provider (PSAD-0018), duly registered with the National Digital Assets Commission (CNAD). Access to the platform will be available through the website: https://www.monetae.io/.

The date of authorization of the primary negotiation will be officially notified to the CNAD by means of a declaration signed by the Sole Owner Administrator of Virgen de Lourdes, S.A. de C.V., in his capacity as legal representative of the Issuer. The authorization of the public offering of the $AZULE1 tokens (specifically, Tranche I), must be carried out in a period of no more than 90 business days after the approval of the issuance.

$AZULE1 Tokens are transferable digital instruments, whose negotiability is subject to the regulatory, technological and contractual limitations provided for in this Relevant Information Document (DIR).

The transferability of the Tokens will be conditioned on continued compliance with identity verification, investor eligibility, and regulatory compliance controls. Consequently, any assignment or transfer must be made in favour of a previously validated acquirer within the authorised infrastructure. The existence of regulatory and operational restrictions means that the liquidity of the instrument may be limited, and the permanent existence of an active market for trading is not guaranteed.

Trading Currency

The trading of $AZULE1 Tokens will take place in:

- United States dollars (US$) and/or
- USDC (or another stablecoin authorized by the National Digital Assets Commission (CNAD) and traded on MONETAE).

Conversions between United States dollars (US$) and stablecoins will be processed through the liquidity providers integrated into the platform of FINTECH AMERICAS, S.A. de C.V. (MONETAE), in its capacity as Issuance Administrator, under current market conditions and in accordance with the operational guidelines applicable to the Digital Asset Service Provider (PSAD-0018).

Prior to reaching the Minimum Placement of Tranche II, the funds contributed by investors will be held by the Issuance Administrator through its platform, either in

United States dollars or in USDC or other stablecoins duly authorized by the National Digital Assets Commission ("CNAD") and admitted on the Monetae platform.

During the custody period: (a) the Issuer may not, under any circumstances, dispose of the funds collected; (b) the funds will be held in a segregated, secure, and auditable account, in accordance with the Digital Asset Service Provider's internal policies (Exhibit 12); and (c) custody infrastructure will be provided through Fireblocks.

Restrictions

The restrictions applicable to the acquisition, holding and transfer of $AZULE1 Tokens have been established with the aim of ensuring compliance with applicable regulations on digital assets, prevention of money laundering and terrorist financing (AML/CFT), as well as to ensure the operational and technological integrity of the Issuance.

Any user who wishes to interact with the Tokens through the Digital Asset Service Provider (DSP) will be required to complete a mandatory registration, identification, and identity verification (KYC) process, including submitting personal documentation and, where applicable, information regarding the source of funds. Only duly verified and authorized persons may acquire, hold or transfer the Tokens.

The PSAD implements specialized technology infrastructure, including Multi-Party Computing (MPC) wallets, institutional custody solutions, and a Allowlist smart contract access control system. This mechanism restricts interaction with Token $AZULE1 exclusively to previously authorized addresses, preventing transfers to or from unverified addresses.

Likewise, geolocation ("Geofencing") mechanisms are applied to block the participation of people located in high-risk or restricted jurisdictions. The Tokens may not be acquired, directly or indirectly, by natural or legal persons included in national or international sanctions lists, or by residents or nationals of jurisdictions subject to applicable regulatory restrictions.

Applicable Fees

Investors will not assume costs or commissions for the acquisition of $AZULE1 Tokens in the Primary Market, nor for the administration of the issuance.

However, they may be subject to the following operational or transactional charges:

- Fees derived from the exchange or conversion of stablecoin, including operations with USD Coin (USDC).
- Applicable commissions for participation and trading in the Secondary

Market, in accordance with the current rates of the authorized infrastructure.
- Commissions, financial expenses or surcharges associated with bank transfers made between investors and Fintech Americas, S.A. de C.V., in its capacity as Administrator of the Issue.

Such charges do not constitute commissions of the Issuer, but rather costs of the financial, technological or settlement services used for the execution of the operations.

Minimum and maximum trading values

The minimum trading value of $AZULE1 Tokens shall be ONE THOUSAND UNITED STATES DOLLARS (US$1,000.00), equivalent to the acquisition of one (1) token. This amount constitutes the minimum investment unit to access the economic rights derived from the net income obtained generated by the Azule Luxury Living project, in accordance with the provisions of this Relevant Information Document (DIR).

The maximum trading value in the Primary Market will be determined, at all times, by the total number of tokens effectively enabled by the Issuer for placement, either in one or more windows and/or tranches, in accordance with the provisions of this RID.

This threshold will be applicable exclusively to the primary placement made through the platform of Fintech Americas, S.A. de C.V., in its capacity as Issuance Administrator. In the Secondary Market, Digital Asset Service Providers (DSPs) participating in trading may establish, in accordance with their own operating terms, different or additional minimum acquisition amounts for their clients, provided that they do not contravene the applicable regulations or the general provisions of this instrument.

IMPORTANT: Digital Asset Service Providers may establish, through their respective technological platforms, minimum and maximum acquisition limits (in number of tokens) applicable to their users. These limits must be adjusted to its internal operating policies, provided that they do not contravene the minimum or maximum amounts determined by the Issuer and established in this Relevant Information Document (DIR).

Secondary Market Marketing

The Secondary Market shall be understood as the trading area in which the $AZULE1 Tokens, once placed on the primary market, may be transferred between Tokenholders through a trading infrastructure duly authorized by the CNAD, without such trading implying direct raising of resources by the Issuer, except in the cases expressly provided for in this RID and the applicable regulations.

The authorization of the Secondary Market will be subject to the sole discretion of the Issuer, who may enable it as of the thirteenth (13th) month from the beginning of the Issuance, upon formal notification to the CNAD and the Tokenholders with no less than thirty (30) business days in advance. Such authorization will operate through FINTECH AMERICAS, S.A. de C.V. (MONETAE), in its capacity as Administrator of the Issuance and Service Provider of Digital Assets (PSAD-0018), subject to compliance with current regulatory requirements, including identity verification (KYC) processes, due diligence, AML/CFT controls and eligibility and transparency rules established by the CNAD. In the absence of express notification from the Issuer, the Secondary Market will remain inactive.

The registration, clearing and settlement of the operations carried out in the Secondary Market will be carried out only through the Issuance Administrator, MONETAE, and/or other Digital Asset Service Providers duly authorized by the CNAD, in accordance with current regulations.

Trading on the Secondary Market, if enabled, will depend exclusively on the current market supply and demand conditions, so neither the Issuer nor the Issuance Administrator guarantees liquidity, minimum transaction volume or stability in the market price of the $AZULE1 Tokens.

Registration, Settlement and Supervision

Secondary market transactions shall be recorded and settled by:

- Fintech Américas, S.A. de C.V.
- Other PSADs selected by the Issuer, and authorized by law, that provide:
    - Secure custody of digital tokens.
    - Compliance with KYC/AML standards.
    - Transactional integrity through blockchain technology and smart contracts

Technology Controls and Restrictions

To ensure regulatory compliance and operational security, the Fintech Américas, S.A. de C.V. platform incorporates the following tools and restrictive measures:

- **Identity Verification (KYC):** Every user must go through a rigorous process of identification, document validation, and financial suitability analysis in order to operate on the platform.
- **Geofencing:** Geo-restrictions are implemented to block access from jurisdictions considered high-risk or under international sanctions.
- **Secure Wallets**: Access to and safeguarding of digital assets is managed through solutions such as MPC Wallets and Fireblocks, ensuring the integrity of funds.

- **Allowlist Contract:** Through smart contracts, only those users who have been previously authorized by the PSAD and have successfully completed the registration process will be able to interact with the $AZULE1 token.

In this way, secure, traceable and fully compliant marketing is guaranteed, allowing investors to participate both in the primary placement and in a transparent, technologically advanced and institutionally supervised secondary market.

Supervision and Control Policies

Various clear supervision and control policies are established to guarantee the transparency, security, and efficiency of the broadcast.

- **Policies for the Prevention of Money Laundering, Assets, Terrorist Financing and Financing of the Proliferation of PSAD Weapons – Annex 9:** All investors, both individual and institutional, must undergo a "Know Your Customer" verification process before participating in the project. In addition, investors will need to adhere to continuous verification policies to ensure that information provided by investors is up to date.
- **External Audit of Financial Statements:** Monthly certifications and annual audits will be carried out, prepared by an independent third party, to ensure the integrity and accuracy of the Future Financial Flows that support the $AZULE1 Tokens. This process reinforces our commitment to transparency and accountability.
- **Safeguarding of Tokens and Cybersecurity:** The safeguarding, custody and administration of the $AZULE1 Tokens will be carried out in accordance with the custody policies of the Digital Asset Service Provider (DSP) responsible, which must strictly comply with the requirements established by the current regulations issued by the National Digital Assets Commission (CNAD). Such custody will be operated under international standards of security, cybersecurity and digital asset management, incorporating institutional practices of cryptographic protection, key segregation, MPC mechanisms, access control, continuous monitoring and risk mitigation protocols, in order to facilitate the integrity, availability and protection of tokens against operational and cyber threats.
- **Corporate Governance of the Issuer:** The issuer shall ensure strict compliance with all applicable laws, as well as local and international regulations on financial transparency and good corporate governance. The Issuer shall notify of any material event that may impact Future Financial Flows within 5 business days after learning of such event.
- **Policy for the Hiring of Natural and Legal Persons in the Execution of the Project:** The hiring of natural and legal persons for the execution of activities related to the project, commercialization of assets, technical, legal or financial advice, and any other related service, will be governed by the guidelines established in **Annex 5** of this Relevant Issuance Information Document (DIR).

- **Issuer's protocol to address conflicts of interest:** The identification, prevention and management of potential conflicts of interest that may arise in the framework of the execution of the project, including the commercialization of assets, technical, legal or financial advice, and any other related contractual or institutional relationship, will be governed by the guidelines established in **Annex 10** of this Relevant Information Document (DIR).
- **Privacy Policies:** Investor information will be safeguarded under strict confidentiality and security, in line with the privacy policies of FINTECH AMERICAS. These will be available through https://www.monetae.io/privacy-policy.

Description of Financial Institutions and Digital Platforms Used for the Transfer, Custody, and Settlement of Public Offering Funds of Funds

The settlement of the issuance is carried out exclusively through the platform of Fintech Américas, S.A. de C.V. (commercially known as MONETAE), registered as a Digital Asset Service Provider with registration number PSAD-0018. MONETAE is recognized for its high standards of security and transparency, acting as a bridge between traditional finance and the digital ecosystem. MONETAE facilitates multiple settlement options, allowing you to receive funds in fiat or digital assets, either through your own accounts or through third-party on/off ramp service providers.

The Issuer, VIRGEN DE LOURDES, S.A. DE C.V., has designated the Bank Account detailed in **Appendix 11** as the exclusive account for the management of the funds linked to this issuance and to the Underlying Asset.

The Issuer may add or modify segregated Bank Accounts, provided that such modifications are previously notified to the National Digital Assets Commission (CNAD), in compliance with the applicable regulatory provisions and with the aim of maintaining due traceability and operational segregation of the managed funds.

Digital Asset Custody

The custody of the $AZULE1 Tokens is managed by MONETAE, using the advanced technological infrastructure of Fireblocks, a globally recognized platform in the Web3 ecosystem. Fireblocks employs institutional security mechanisms designed to strengthen the operational protection of digital assets, including:

- **MPC-CMP (Secure Multiparty Computing):** Private keys are generated and managed in a distributed manner, so that they are not concentrated in a single device or location, promoting more secure handling and resistance to failures or unauthorized access.

- **Policy engine:** Allows you to define access parameters, permissions, and operational limits, helping to prevent unauthorized operations through pre configured controls.
- **Multisig wallets:** Transactions require coordinated intervention from Fireblocks and MONETAE, facilitating a distributed approval process and reducing reliance on a single point of control.

Fireblocks has international certifications such as ISO 27001, 27017 and 27018, which indicate that its infrastructure is developed in accordance with recognized standards in terms of information security and cloud services. The Custody Policies of Fintech Américas, S.A. de C.V. (MONETAE) are available in **Annex 12** of this document.

Regulatory Compliance

MONETAE operates under the regulation applicable to Digital Asset Service Providers (PSADs) in El Salvador, in accordance with the corresponding Law and the provisions issued by the National Digital Asset Commission (CNAD). Its processes include controls aimed at the prevention and mitigation of legal and operational risks, such as:

- KYC (Know Your Customer)
- AML (Anti-Money Laundering)
- KYT (Transaction Monitoring)

These procedures are applied in order to facilitate an operating environment in accordance with the regulatory framework, promoting responsible and transparent practices in the administration of digital assets.

Risk Prevention

To strengthen its risk identification and management capabilities, MONETAE employs technology from Chainalysis, a leading blockchain analytics and intelligence platform. Chainalysis allows you to monitor transactional patterns, identify warning signs and detect possible unusual or high-risk activities, helping to keep the custody funds within safe operating parameters and aligned with international best practices.

13. Technology to be Used

Smart Contracts to be Used

Function	URL
Smart contract	https://polygonscan.com/token/0x3fbe598ecc5d3f55de7e826188ae61a78958de36
Admin Monetae	https://polygonscan.com/address/0x1f77e711Fec98DB05D2BC5fa84ED9aE123fE5cc6
Mint Monetae	https://polygonscan.com/address/0x1f77e711Fec98DB05D2BC5fa84ED9aE123fE5cc6

Burn Monetae	https://polygonscan.com/address/0x1f77e711Fec98DB05D2BC5fa84ED9aE123fE5cc6
Pause Monetae	https://polygonscan.com/address/0x1f77e711Fec98DB05D2BC5fa84ED9aE123fE5cc6
Issure Issuer	https://polygonscan.com/address/0xC8C0CEf71522bD99f2c103d4890ad060Cf599E09
Token Tracker	https://polygonscan.com/token/0x3fbe598ecc5d3f55de7e826188ae61a78958de36

The smart contracts used in this issuance are deployed on the Polygon blockchain, following the ERC-20F standard. These contracts have been audited for security and compliance with the applicable regulations. Specific roles have been assigned and revoked within the contract, allowing granular control over critical operations such as token issuance and permissions management.

Contract Functionalities

- **Token Issuance and Management:** The tokens is emitirán directly in the blockchain de Polygon, representando derechos on assets subyacentes.
- **Regulatory Compliance:** The ERC-20F standard includes advanced features for whitelisting and blacklisting management, ensuring that only verified participants can own or transfer tokens.
- **Roles and Permits:** Specific roles (administrator, minter, burner) can be assigned to control and manage the operations of the contract, ensuring that only authorized actors execute critical actions.
- **Security and Audit:** The contracts have been audited by OpenZeppelin to identify and mitigate potential vulnerabilities. In addition, security measures such as Multi-Party Computation (MPC) and multi-signature systems reinforce the integrity of the tokenized assets.

Interoperability and Flexibility

- The smart contract is interoperable with other EVM standards, allowing integration with DeFi platforms, exchanges and blockchain services. In addition, the contracts are optimized to support gasless transactions, improving the user experience and facilitating adoption.
- In order to facilitate a secure and controlled environment, you have implemented a contract Allowlist, which manages and controls who can interact with the token $AZULE 1. This mechanism allows only authorized participants to transact with the tokens, providing an additional level of security and trust in the issuance.
- In addition, it uses an ERC-20 Auditor contract, which acts as an on-chain validation point and guarantees the transparency of all transactions related to the issuance. This contract audits the movements of the token and facilitates the immutable registration of all activities, helping to prevent fraud and ensure the correct distribution of the financial flows.
- The Polygon blockchain was selected for its advantages in scalability, low

transaction costs, and compatibility with the Ethereum Virtual Machine (EVM), facilitating interoperability with other decentralized platforms and applications.

- The technological system of the issuance is based on a hexagonal architecture on AWS, with microservices that provide scalability and high availability. The signer is hosted on AWS Nitro, ensuring the signing of transactions in a secure environment.
- The custody of digital assets is carried out through Monetae, using providers such as Fireblocks, which employs advanced security policies and allows the recovery of private keys through a backup system. Transaction and permission policies are designed to ensure controlled interaction with smart contracts.

Sale Restrictions

- The sales restrictions are designed to facilitate compliance with regulatory guidelines, as well as facilitate the security and control of transactions, implementing advanced technologies such as MPC Wallets, Fireblocks, and an Allowlist system.
- All users of the PSAD platform must go through a rigorous registration and identity verification (KYC) process. Based on the information provided, such as identification documents and financial backings, users are authorized to interact with the issued tokens, facilitating compliance with regulatory and security standards.
- Additionally, the PSAD has "Geofencing" technology to mitigate that actors located in high-risk jurisdictions can get hold of the tokens of this issuance.
- Additionally, Allowlist's smart contract regulates and limits who can interact with the $AZULE1 token. Only previously authorized users who have completed the verification process will be able to make transactions, providing additional control over interaction with digital assets and preventing unauthorized access.
- Tokens may not be acquired or distributed by, on behalf of, sanctioned persons or entities, or residents of countries included in international sanctions lists.

Technology to be used

- **Blockchain Network:** The digital assets issued in this project are based on the Polygon blockchain, a network that is fully compatible with the Ethereum Virtual Machine (EVM). Polygon was selected for its ability to offer fast, low-cost transactions, as well as its commitment to sustainability by being a carbon neutral network. These characteristics align perfectly with the project's principles of efficiency and environmental responsibility.
- **Consensus Algorithm:** The project does not require the implementation of a new consensus algorithm, but instead relies on the Polygon network's proven Proof of Stake (PoS) algorithm. PoS enables efficient and secure validation of transactions, significantly reducing energy consumption and promoting network sustainability. This approach ensures that operations are fast and

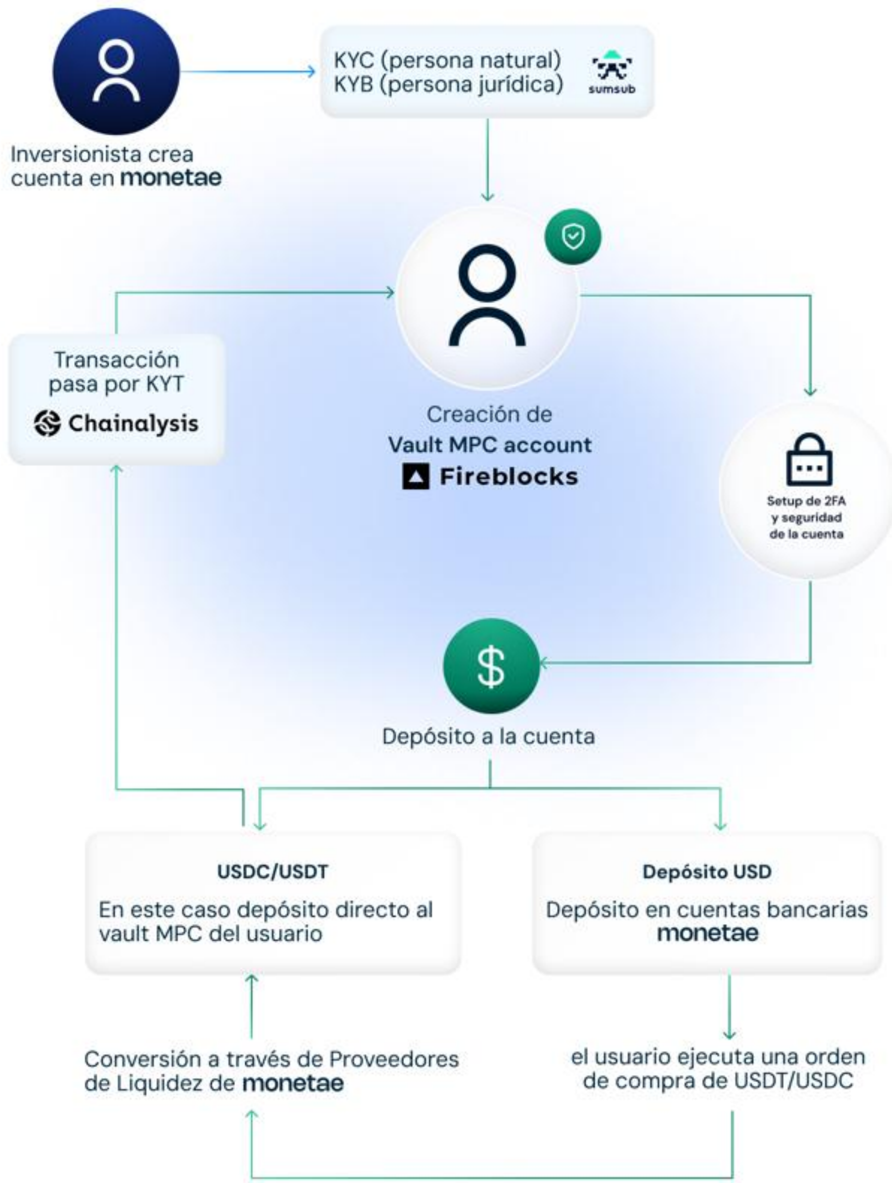
secure, eliminating the need for additional project-specific infrastructure.

- **Custody:** Digital assets will be held in custody through a secure system that uses vaults managed through a warm wallet. This system is supported by multiple layers of advanced security, including multi-factor authentication, verified user roles, and the management of fragmented private keys under a Multi-Party Computation (MPC) scheme. In addition, an integrated backup service has been implemented that guarantees the recovery of keys in the event of incidents, thus ensuring maximum security and availability of digital assets.
- **Security and Backup Management:** Authorized Digital Asset Service Provider (DSP), Fintech Americas, has contracted an advanced backup management system to ensure the integrity and availability of its customers' private keys. This system uses a multi-layered security architecture to protect private keys through advanced encryption and fragmentation. The backup process is done by integrating a security layer that encrypts the private key and fragments it into three parts, each stored in different locations to maximize security. The parts are distributed as follows:
    - **Client (Configurable Quorum):** A group of selected users who must approve the recovery of the keys. The quorum can be configured to require, for example, the approval of 2 of the 3 authorized users.
    - **Offline HSM:** A hardware security module (HSM) that stores one of the key parts in a disconnected environment, protecting it from network attacks.
    - **AWS KMS:** A cloud key management service that securely stores another part of the key.
- In order to facilitate business continuity and secure recovery in critical situations, a Trusted Execution Environment (TEE) is used, specifically AWS Nitro Enclave, where the three key parts are brought together for reconstruction. This process ensures that the key is never fully exposed at any time, protecting it from external threats.
- Regular checks are also implemented to ensure backup integrity and disaster resilience, complying with international regulations and the strictest security requirements. This solution not only provides advanced cryptographic security, but also ensures the durability and reliability of the backed up data.

Flow of Tokens within the Trading Platform

monetae

Creación de usuario



MONETAE

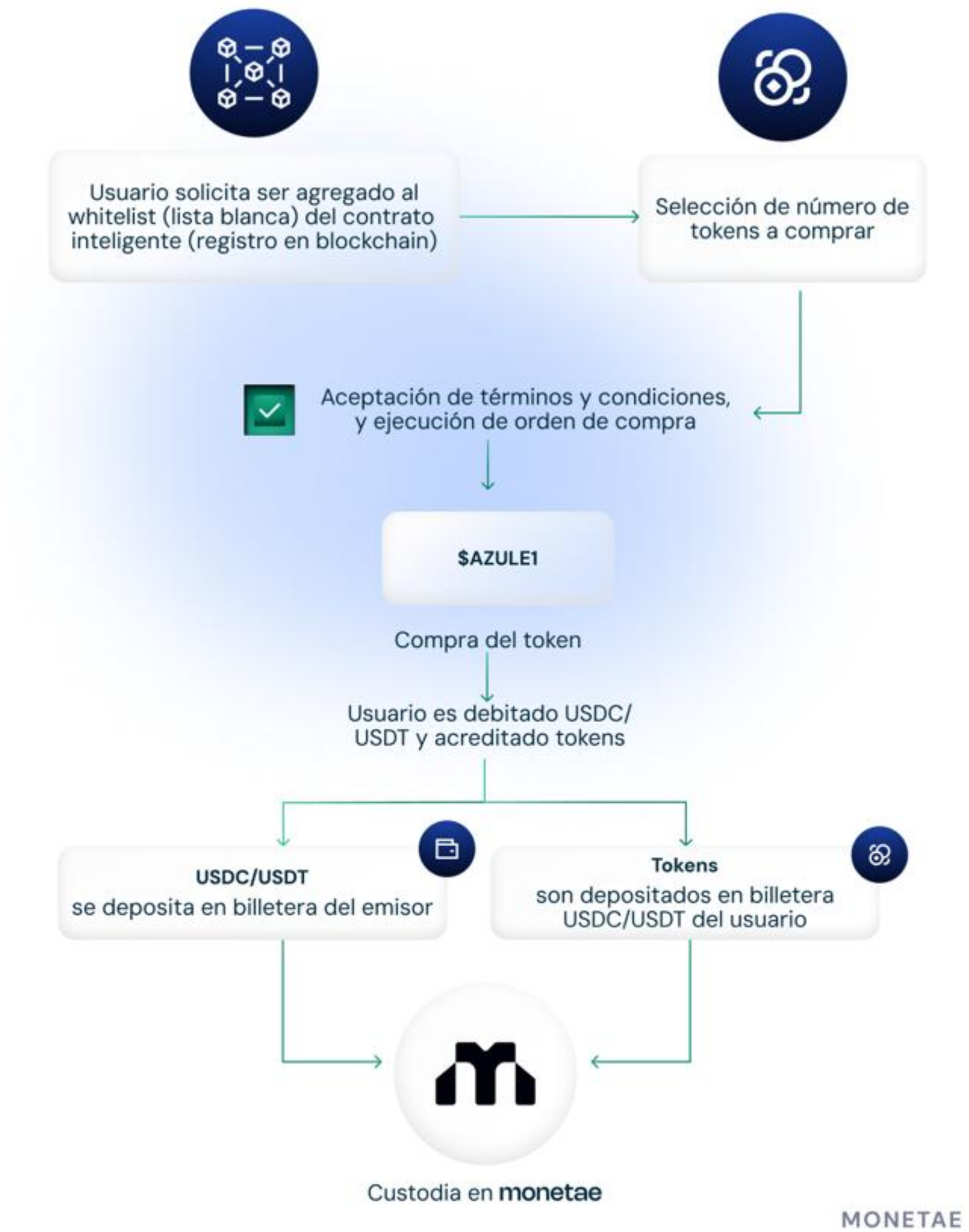
monetae

Distribución de rendimientos

MONETAE

monetae

Compra de Token



14. Risk Identification, Management and Mitigation

The risks described below are intended to disclose the potential risks associated with the $AZULE1 Public Offering. The mitigation strategies described have been implemented by the issuer to reduce these inherent risks to acceptable levels. These strategies are applicable as of the date of issuance of the Public Offering and may evolve over the life of the $AZULE1 Token to improve its effectiveness as needed, as part of the Issuer's ongoing operational improvements.

It is important to note that this risk assessment and the issuer's mitigation strategies should not override investors' own risk assessment and investment strategy, which should be based on their individual risk appetite.

Likewise, the policies and procedures that will be adopted to identify, evaluate and mitigate each type of risk are described below, thus ensuring the protection of investors' interests and the soundness of the Project as a whole.

Risks Associated with the Issuer of Digital Assets

Issuer Early Stage Risk

- **Description:** The Issuer of the $AZULE1 tokens is a newly incorporated entity, and the development of the Azule Luxury Living Project is in the initial phase; therefore, the Issuer does not have an extensive operating history, its financial capacity depends mainly on the success in the future execution of the real estate development and access to complementary financing.
- **Mitigation:** The issuance is structured under a scheme of clearly delimited economic rights, appointing an Administrator with periodic financial transparency obligations.
- **Measure to be implemented:** The Issuer undertakes to maintain a corporate structure dedicated exclusively to the Azule Luxury Living Project, to comply with periodic financial reports and to disclose any material events that may affect its operational or financial capacity.

Risk of non-existence of permits, licenses and binding contracts

- **Description:** As of the date of issue, the Issuer does not have construction permits, definitive licenses, construction contracts, marketing contracts or firm contractual commitments. The development of the project is subject to the future obtaining of such authorizations and the execution of contracts that currently only exist as preliminary offers or intentions.
- **Mitigation:** Express and transparent disclosure of this situation in the Relevant Information Document, avoiding any expectation of certainty about deadlines, costs or results.
- **Measure to be implemented:** Active management to obtain permits, progressive structuring of contracts as project milestones are reached and

continuous updating of relevant information to investors.

Financial and liquidity risk

- **Description:** The Issuer may face liquidity constraints during the initial phases of the project, especially if costs exceed estimates or if there are delays in obtaining additional financing. This could affect the continuity of the project and the fulfillment of its obligations.
- **Mitigation:** Flexible capital structure that allows the incorporation of bank debt or other complementary financial instruments.
- **Measure to be implemented:** Strict cost control, conservative financial planning, maintenance of segregated accounts and supervision of the use of funds by the Issuance Administrator.

Initial Project Financing Risk

- **Description:** There is a risk that the issuer will not be able to raise the necessary amount of financing through digital issuance or other sources, which would limit its ability to initiate and develop the construction and commercialization stages.
- **Mitigation:** Establish a mechanism for progressive validation of financing, with periodic monitoring of the primary placement and automatic activation of containment measures if the minimum amount required for the development of the project is not reached.
- **Measure to be implemented:** Implement financial planning that ensures the availability of resources at each stage of the project, along with financial monitoring mechanisms and periodic disclosure of relevant information for investors, in order to monitor liquidity and make timely decisions in the event of any deviation.

Risk of Issuer Operational Inexperience

- **Description:** As it is the first real estate project developed by the Issuer, it generates risks derived from its limited experience in urbanization, subdivision and land marketing projects. This condition can increase exposure to operational, financial, or business errors.
- **Mitigation:** Surround yourself with technical teams and external advisors with proven experience in real estate development and marketing of subdivision projects.
- **Measure to be implemented:** Delegate critical functions to firms or counterparts with experience in the management of real estate projects and marketing of housing units (apartments).

Project Execution Risk

- **Description:** Deviations in times, costs or processes associated with the urbanization, habilitation, administration or commercialization of the Project may affect the expected times and, therefore, the generation of flows derived from the sale of the 72 apartments.

- **Mitigation:** Establish strict timelines for progress and ensure that suppliers and counterparties have experience in urbanization and subdivision projects.
- **Measure to be implemented:** Define specific milestones of progress, implement supervision mechanisms on suppliers and maintain technical audits as the Project evolves.

Holiday Home Demand Risk

- **Description:** Low demand for residential units could delay the return on investment.
- **Mitigation:** Implement effective marketing strategies targeting diverse buyer segments.
- **Measure to be implemented:** Design marketing campaigns focused on families, investors and foreign buyers, accompanied by accessible and competitive financing schemes.

Governance Risk

- **Description:** An insufficiently defined governance structure may affect the quality and consistency of the Issuer's strategic decision-making.
- **Mitigation:** Implement clear governance and transparency policies.
- **Measure to be implemented:** Hold periodic meetings with shareholders and establish defined procedures for strategic and operational decision-making.

Reputational Risk

- **Description:** Any impact on the Issuer's reputation may impact the commercialization of the housing units and the confidence of investors and buyers.
- **Mitigation:** Maintain high standards of quality, compliance, and transparency.
- **Measure to be implemented:** Establish communication and compliance policies that strengthen the relationship with investors, buyers and other interested parties.

Risk of Legal Breach

- **Description:** Failure to comply with local regulations, permits, licenses or regulatory requirements applicable to the Project may result in penalties or delays that affect the expected flows.
- **Mitigation:** Have constant legal advice and regulatory updates.
- **Measure to be implemented:** Carry out periodic legal reviews and ensure compliance with all applicable permits and regulations.

Risk of Loss of Key Talent

- **Description:** The departure of key personnel may affect essential processes such as marketing, financial management, and project management.

- **Mitigation:** Implement talent retention and succession plans.
- **Measure to be implemented:** Offer incentives and professional development opportunities to ensure continuity of the main team.

Internal Fraud Risk

- **Description:** There is a possibility that employees or managers may engage in acts of fraud, affecting the financial and operational resources of the Issuer.
- **Mitigation:** Implement robust internal controls and regular audits.
- **Measure to be implemented:** Establish financial control mechanisms and carry out annual internal audits, as well as external supervision on relevant administrative processes.

Risk of Technological Dependence

- **Description:** Failures in the technological systems used by the Issuer may affect administrative, financial or commercial operations.
- **Mitigation:** Implement backup systems and technology recovery plans.
- **Measure to be implemented:** Use cloud backup systems, make periodic updates and have contingency plans in place for technological interruptions.

Risks Associated with the Offering of Digital Assets

Risk that the offer will not reach the expected amount

- **Description**: There is a risk that the primary placement of $AZULE1 tokens may not reach the full anticipated amount, whether due to adverse market conditions, low demand, changes in investors' risk appetite, or macroeconomic factors. A partial placement could limit the availability of resources necessary for the execution of the Azule Luxury Living Project in accordance with the assumptions raised.
- **Mitigation**: The offer contemplates the possibility of structuring the project progressively and complementing it with other sources of financing.
- **Measure to be implemented**: Adjustment of the scope of the project based on the resources effectively raised, search for additional financing and timely communication to investors on the progress of the placement.

Valuation Risk and Return Expectations

- **Description**: The economic value of $AZULE1 tokens and any expectation of return are based on assumptions and projections that may not materialize. There is no guarantee that the token's value on secondary markets will reflect initial assumptions or that returns will be generated.
- **Mitigation**: Express disclosure of the variable and non-guaranteed nature of returns.

- **Measure to be implemented**: Clear warnings about valuation risks and speculative nature of the instrument have been included in the RID and informative materials.

Regulation Risk

- **Description**: The $AZULE1 token offering is governed by the legal framework in force in El Salvador. Future changes in applicable regulations, supervisory criteria or regulatory requirements could affect the continuity of the offer, its structure or compliance costs.
- **Mitigation**: Keeping up with regulations and working with specialized blockchain legal advisors.
- **Action to be implemented**: Hire legal experts to constantly monitor local and international regulatory changes and adjust operations to ensure regulatory compliance.

Market Acceptance Risk

- **Description**: The digital asset offering may not be well received by traditional investors.
- **Mitigation**: Implement educational campaigns and previous market studies.
- **Measure to be implemented**: Conduct detailed market studies to understand investor perceptions and implement educational programs that explain the advantages and security of digital assets.

Security Risk

- **Description**: Technological vulnerabilities in the supply of digital assets can be exploited by cybercriminals.
- **Mitigation**: Adopt advanced security measures and continuous audits of systems.
- **Measure to be implemented**: Use the platform of Fintech Americas, S.A. de C.V., which has strict cybersecurity measures, in addition to carrying out periodic audits on the technological infrastructure used.

Technology Adoption Risk

- **Description**: Investors may not be familiar with blockchain technology or digital assets.
- **Mitigation**: Offer educational programs and specialized technical support.
- **Measure to be implemented**: Develop accessible educational materials, as well as training and technical support programs to facilitate the adoption and understanding of the platform.

Risk of Dependence on Third-Party Platforms

- **Description**: Reliance on external platforms for the issuance and management of tokens can lead to operational vulnerabilities.
- **Mitigation**: Diversify suppliers and have contingency plans.

- **Measure to be implemented**: Use multiple reliable technological platforms and maintain agreements with alternative suppliers to ensure operational continuity.

Risk of Price Fluctuation

- **Description**: Digital asset prices may experience high volatility in secondary markets.
- **Mitigation**: Establish mechanisms that promote stability and educate investors.
- **Measure to be implemented**: Implement educational programs for investors.

Legal Compliance Risk

- **Description:** Failure to comply with laws and regulations may result in legal penalties and financial impacts.
- **Mitigation:** Have constant legal advice and stay updated on current regulations.
- **Measure to be implemented:** Hire specialized legal advisors to supervise operations and review compliance with all applicable regulations.

Risk of Technical Failures

- **Description:** Technical issues during the issuance or management of tokens may affect the supply and investor confidence.
- **Mitigation:** Conduct thorough testing and have contingency plans in place.
- **Measure to be implemented:** Carry out stress tests on systems and establish contingency plans to resolve technical problems without significant delays.

Risk of Negative Perception

- **Description:** The public's negative perception of digital assets may limit the acceptance of tokens.
- **Mitigation:** Conduct awareness and education campaigns on the benefits of digital assets.
- **Action to be implemented:** Implement public relations campaigns and educational programs that inform the public and investors about the transparency, security, and advantages of using real-world asset-backed tokens.

Risks Associated with Digital Assets

Risk inherent in the nature of the digital asset

- **Description**: $AZULE1 tokens are digital assets representing economic rights and not traditional financial instruments. Their operation, transfer, custody, and valuation depend on blockchain-based technological infrastructures, which implies risks inherent to this asset class, including volatility, limited adoption, and potential operational failures.

- **Mitigation**: Structuring the token according to recognized technological and legal standards, and clear disclosure of its legal and economic nature.
- **Measure to be implemented**: Permanent information to investors about the characteristics of the token, its operation and the limitations of digital assets.

Security Risk

- **Description**: Digital assets can be vulnerable to cyberattacks and information theft.
- **Mitigation**: Implement advanced security measures and regular audits.
- **Measure to be implemented**: Take advantage of the technological infrastructure of Fintech Americas, S.A. de C.V., which has robust cybersecurity measures and carry out periodic security audits to guarantee the protection of digital assets.

Risk of Fraud

- **Description:** There is a possibility of fraud in transactions and in the issuance of digital assets.
- **Mitigation:** Establish strict verification procedures and rigorous internal controls.
- **Measure to be implemented:** Implement KYC (Know Your Customer) and AML (Anti-Money Laundering) verification processes to guarantee the legitimacy of transactions associated with $AZULE1 tokens.

Liquidity Risk

- **Description**: Digital assets can face liquidity issues, making it difficult to buy or sell.
- **Mitigation**: Encourage listing on recognized exchanges and strengthen an active secondary market.
- **Measure to be implemented**: Work with Fintech Americas, S.A. de C.V. to list the tokens on its platform and develop a liquid secondary market that facilitates transactions between investors.

Risk of Private Key Loss

- **Description:** Loss of private keys may result in irreversible loss of digital assets.
- **Mitigation:** Offer secure storage solutions and key recovery plans.
- **Measure to be implemented:** Use secure custody services provided by the PSAD and educate investors on the proper handling of digital wallets and private keys.

Regulation Risk

- **Description**: Future changes in the regulation of digital assets, including restrictions on transfer, custody, taxation, or trading, could affect the use, liquidity, or value of $AZULE1 tokens.

- **Mitigation**: Structuring in accordance with the regulatory framework in force at the time of issuance.
- **Measure to be implemented**: Permanent monitoring of the regulatory environment and timely adaptation of the instrument and operational processes, with transparent communication to investors.

Adoption Risk

- **Description**: Digital assets may not be widely adopted by market users or investors.
- **Mitigation**: Promoting education and awareness of the benefits of digital assets.
- **Action to be implemented**: Implement educational programs and informational campaigns that explain the advantages of tokens backed by real assets.

Risk of Negative Perception

- **Description**: The public's negative perception of digital assets could limit their adoption and affect their value.
- **Mitigation**: Develop effective communication strategies to improve public perception.
- **Action to be implemented**: Conduct public relations campaigns and marketing strategies aimed at improving trust in digital assets

Risk of Dependence on Third Parties

- **Description**: Over-reliance on third-party platforms for token issuance and management can lead to operational vulnerabilities.
- **Mitigation**: Diversify suppliers and have contingency plans.
- **Measure to be implemented**: Work with multiple digital asset service providers (PSADs) and have alternative agreements to ensure the continuity of token issuance and management.

Risk of Market Manipulation

- **Description**: Malicious actors could manipulate the market and affect the supply and demand of digital assets.
- **Mitigation**: Implement market monitoring and control mechanisms.
- **Measure to be implemented**: Establish continuous monitoring systems to detect and prevent market manipulation activities, in addition to collaborating with regulators and PSADs to ensure a fair and transparent environment.

Risks Associated with the Execution of the Azule Luxury Living Project

Developer Risk (First Project)

- **Description**: This is the first real estate project of this scale to be developed by the issuer. Lack of experience can increase exposure to operational, financial, and commercial risks, which can affect execution and, consequently, expected flows to investors.
- **Mitigation:** Hiring specialized firms with proven track records in development, project management, and construction.
- **Measure to be implemented:** Delegate the execution of work under a "turnkey" contract with qualified construction companies, and establish external technical and administrative supervision.

Risk of non-obtaining permits, licenses and authorizations

- **Description:** The Azule Luxury Living Project is in an initial stage of conceptualization and planning. As of the date of this Relevant Information Document, the Issuer does not have construction permits, environmental licenses, municipal authorizations or other regulatory authorizations necessary to initiate the physical execution of the project. There is a risk that such permits will not be granted, will be granted with restrictive conditions, or will require substantial modifications to the original design of the project.
- **Mitigation:** Early planning of the regulatory process and preliminary analysis of the applicable regulatory framework.
- **Measure to be implemented:** Hiring of specialized technical and legal advisors, carrying out preliminary studies and progressive management of permits according to the progress of the project.

Risk of delays in the execution schedule

- **Description:** Even if the necessary authorizations are obtained, the project may experience significant delays in its execution due to administrative procedures, technical adjustments, availability of materials, climatic factors, social conflicts or strategic decisions of the Issuer. Such delays can affect the generation of flows and the temporary expectation of returns for token holders.
- **Mitigation:** Definition of flexible and staged schedules.
- **Measure to be implemented:** The execution plan, monitoring of critical milestones and timely communication to investors about relevant deviations will be periodically updated.

Risk of increased development and construction costs

- **Description:** The estimated costs of the project are based on preliminary assumptions and market references. During execution, these costs may increase as a result of inflation, variations in material prices, labor, regulatory changes, design adjustments or unforeseen technical contingencies, affecting the projected profitability of the project.

- **Mitigation:** Preparation of conservative budgets and provisions for contingencies.
- **Measure to be implemented:** Periodic review of budgets, cost control and prioritization of essential expenses for the continuity of the project.

Risk of non-existence of binding contracts

- **Description:** As of the date of this RID, the project does not have definitive construction, supply, operation or marketing contracts. References to potential contractors, suppliers or strategic allies are based on preliminary offers, letters of intent or market assumptions, which do not generate enforceable obligations.
- **Mitigation:** Progressive contracting process according to the maturity of the project.
- **Measure to be implemented:** Execution of binding contracts in later stages, subject to conditions precedent such as obtaining permits and sufficient financing.

Risk of project suspension, restructuring, or cancellation

- **Description:** In adverse scenarios, the Issuer may decide to suspend, restructure or cancel the Azule Luxury Living Project, either due to technical, economic, regulatory or strategic infeasibility. In such a case, token holders may not receive the expected returns or even recover their entire investment.
- **Mitigation: Continuous** evaluation of the integral viability of the project.
- **Measure to be implemented:** Definition of decision protocols, prioritization of the preservation of the remaining value and timely communication of material events to investors.

Risk of Failure to Obtain Complementary Financing (Third Parties)

- **Description:** The project may require additional financing from sources other than digital issuance, such as financial institutions, private investors or bridge funding. The impossibility of accessing this capital can compromise the total execution of the project.
- **Mitigation:** Prepare robust financial structures and advance negotiations with financial institutions that are willing to supplement the required capital.
- **Measure to be implemented:** Present feasibility studies, financial analyses and guarantees that accredit the viability of the project to specialized institutions, as well as maintain contingent financing alternatives.

Risk of Unsecured and Subordination to Secured Creditors

- **Risk Description:** The $AZULE1 Tokens do not constitute debt instruments nor do they grant their holders any real rights in the assets of the Azule Luxury Living Project. The economic rights of the Tokenholders are subordinated to the effective generation of Net Distributable Income and, where applicable, to the priority of the Issuer's secured creditors. In the exercise of the Powers of the Issuer provided for in this RID, the Issuer may constitute mortgages, guarantee trusts, assignments as collateral or other encumbrances on the real estate, improvements, buildings and flows of the Project in favor of financial institutions or qualified creditors. In the event of enforcement of such guarantees, Tokenholders will not have collection preference over secured creditors, so returns and, in extreme scenarios, the capital contributed could be totally or partially affected.

- **Risk Mitigation:** The Issuer undertakes to adopt a prudential financing policy in accordance with the covenants established in the "Issuer's Powers and Additional Financing" section of this RID, which ensure: (i) exclusive and verifiable use of the funds for the execution of the Project; (ii) debt limit due to the capacity to generate flows, without compromising the distribution of Net Distributable Income; (iii) prohibition of contracting financing under disproportionately onerous conditions; and (iv) commitment to structure the financing in such a way that subordination does not prevent ordinary distributions to Tokenholders.
- **Measures to be Implemented:** The Issuer will guarantee comprehensive transparency in the contracting of any additional financing, through: (i) the disclosure of its essential conditions (amount, term, rate, guarantees constituted and order of priority); (ii) formal notification to the CNAD and the Tokenholders within five (5) business days following the execution of the instrument, in accordance with the procedure provided in the section "Powers of the Issuer and additional financing"; and (iii) implementation of internal guidelines that establish leverage limits compatible with the financial viability of the project.

Risks Associated with the Technology Used

Technology and Security Risk

- **Description:** The project is based on the Polygon network and ERC-20F standard smart contracts. Although these technologies are reliable, there are inherent risks related to the security of blockchain and smart contracts.
- **Mitigation:** Conducting security audits, code testing, and ongoing monitoring to identify and fix potential vulnerabilities.
- **Measure to be implemented:** Conduct regular audits of smart contracts by trusted third parties, such as OpenZeppelin, and employ monitoring systems to detect and mitigate emerging risks.

Risk of Dependence on Third Parties

- **Description:** The project relies on third-party vendors such as AWS, Microsoft Azure, and Fireblocks for technology infrastructure and private key security.
- **Mitigation:** Selecting suppliers with a proven track record of reliability and establishing contractual agreements with safety clauses.

- **Action to be implemented:** Monitor the performance of key suppliers, implement redundancies, and establish contingency plans to mitigate any disruption in services.

Risk of Vulnerabilities in Smart Contracts

- **Description:** Smart contracts may contain bugs or vulnerabilities in their code that could be exploited.
- **Mitigation:** Conduct thorough security audits to identify potential flaws in smart contracts prior to deployment.
- **Measure to be implemented:** Contract regular audits conducted by leading blockchain security companies, such as OpenZeppelin, and conduct continuous testing throughout the life cycle of the Azule Luxury Living Project.

Risk of Private Key Attacks

- **Description:** The private keys that control digital assets are sensitive and can be vulnerable to attacks such as phishing, malware, or brute force.
- **Mitigation:** Use of MPC Vault technology to fragment keys and secure storage using Fireblocks.
- **Action to be implemented:** Implement advanced security protocols, such as MPC and multi-factor authentication, and educate users on good key handling practices.

Risk of Centralization in Critical Components

- **Description:** Some processes, such as initial transaction validation, might have a single point of failure that affects the operation.
- **Mitigation:** Implement on-chain ancillary contracts to audit and validate critical events in a decentralized manner.
- **Measure to be implemented:** Integrate ancillary contracts into the technological architecture to reinforce transparency and reduce dependence on centralized systems.

Risk of Cloud Infrastructure Failures

- **Description:** Reliance on cloud services, such as AWS and Azure, introduces the risk of temporary disruptions to platform operability.
- **Mitigation:** Implement backup, failover, and redundancy systems in the technological infrastructure.
- **Measure to be implemented:** Configure disaster recovery plans (DRP) and perform periodic drills to ensure continuity of service.

Data Integrity Risk in Internal Database

- **Description:** Before being recorded on the blockchain, data stored in internal databases could be vulnerable to tampering.
- **Mitigation:** Implement immutable hashing and on-chain validations to ensure data integrity.

- **Measure to be implemented:** Perform periodic checks and use hashing tools to audit the consistency between internal records and the blockchain.

Interoperability Risk
- **Description:** Digital assets may face difficulties in integrating with other technology systems or platforms.
- **Mitigation:** Encourage the use of interoperability standards and conduct compatibility testing.
- **Measure to be implemented:** Collaborate with organizations and technology providers to develop interoperability standards and carry out periodic tests to ensure compatibility with other platforms and systems.

Compliance Risk
- **Description:** Regulatory changes or non-compliance with local regulations could negatively impact the issuance.
- **Mitigation:** Monitor regulatory changes and adjust smart contracts to ensure compliance.
- **Measure to be implemented:** Have a specialized legal team that continuously reviews the regulatory compliance of the issuance and maintains constant communication with regulators.

Monitoring Risk and Fraud
- **Description:** Unmonitored transactions could allow fraudulent or unauthorized activity.
- **Mitigation:** Implement tools like Chainalysis to monitor all transactions on the blockchain.
- **Action to implement:** Set up automatic alerts to detect suspicious transactions and perform regular reviews of transaction history.

15. Legal and regulatory aspects

Dispute Resolution

Arbitration, Governing Law, and Jurisdiction to which the parties submit
The $AZULE1 Tokens are governed by and shall be construed in accordance with the Laws of El Salvador, and specifically the Digital Asset Issuance Law and applicable regulations.

All controversies, disputes, or claims arising out of or in connection with the issuance of the $AZULE1 token, including those related to its interpretation, execution, validity, or termination, shall be resolved by arbitration, in accordance with the rules and procedures established by the Mediation and Arbitration Center of the Chamber of Commerce and Industry of El Salvador.

The parties submit to the jurisdiction of the Republic of El Salvador. The arbitration award shall be final and binding on the parties involved.

Processing of Personal Data

The Issuer, in compliance with the Law for the Protection of Personal Data of El Salvador, guarantees that the processing of personal data related to the issuance will be carried out in accordance with the principles of legality, transparency, minimization and security. Investors' personal data will be used exclusively for legitimate purposes related to the Issuer's operational and commercial activities, and will be protected by appropriate technical and organizational measures.

The processing of this data is carried out in strict accordance with the Privacy Policy, which details the specific procedures and purposes of the use of personal information. The Privacy Policy is available for consultation on the Issuer's website (https://www.monetae.io/privacy-policy), guaranteeing transparency and compliance with current regulations on the protection of personal data.

The owners of the data will be guaranteed their rights of access, rectification, cancellation, opposition, portability, limitation and oblivion, which they may exercise through the channels designated by the Issuer. In addition, any international transfer of data will be carried out ensuring equivalent levels of protection in accordance with the applicable regulations.

Tax Regime

Tax Regime
Under no circumstances will the Issuer be liable for any taxes or tax liability of investors. The issuance will be subject to the tax provisions that are regulated within the legal framework that protects Digital Asset Service Providers, as well as Digital Asset Issuers and Issuances in force in the Republic of El Salvador.

In accordance with Article 36 of the Digital Asset Issuance Act, the issuance $AZULE1 benefits from significant tax benefits that enhance the attractiveness of our digital asset offering. These benefits include:

Tax exemptions
For the purposes established in the Digital Asset Issuance Law, issuers of digital assets, duly registered digital asset service providers, certifiers, and acquirers of digital assets, as well as public offerings of digital assets, will enjoy tax benefits; therefore, in the event that the public issuance of Tokens is approved, it will be understood that both the nominal value and any yield or income derived from the digital assets of this issuance, or the activity related to digital assets $AZULE1, are exempt from all types of taxes, levies, fees and contributions. This includes exemptions from the Tax on the Transfer of Personal Property and Provision of

Services, Income Tax and Municipal Taxes, as well as from all other forms of taxes, regardless of their nature. In addition, capital gains or ordinary income from the sale or transfer of digital assets, including debt forgiveness, are also exempt from taxation.

The activity related to the $AZULE1 token consists of the execution, development, and commercialization of the Azule Luxury Living Project. From this activity derive the income, flows and rents that make up the economic base of the instrument, which are directly linked to its financial structure. Since the economic yield of the $AZULE1 token comes directly from this activity, such income is covered by the benefits established in article 36, letter c, of the Digital Asset Issuance Act (LEAD).

General tax benefits
Registered digital asset issuers, certifiers, and service providers benefit from all of the aforementioned tax advantages, fostering a favorable environment for digital asset operations.

Tax Advice Disclaimer
While we outline the tax benefits associated with digital assets under Article 36 of the Digital Asset Issuance Act, it is important for participants to understand that the company does not provide tax advice. Participants are advised to consult their own tax professionals to fully understand the tax implications of purchasing, holding, or disposing of digital assets in accordance with their personal tax circumstances and the law applicable to them. The Company assumes no responsibility for the tax advice provided to the participants by third parties or for the compliance with tax laws by the participants.

Disclaimer

This Relevant Information Document (DIR), as published by the Issuer, is provided for informational purposes only and does not constitute an offer or solicitation for the purchase or sale of digital assets or related investment products ("Investment Products"). It should not be construed as investment, legal, accounting or tax advice, or as an indication that any Investment Product is suitable or appropriate for your investment objectives, financial situation or specific needs. Nor does it represent a personalized recommendation. This Document is not intended to identify or highlight all significant risks or factors that may be associated with Investment Products. If you have any doubts about any information relating to an Investment Product, it is recommended that you consult your own financial, legal and/or tax advisors.

Any assumptions, facts, projections, forecasts or estimates presented are forward-looking statements based on information provided to the Issuer or publicly available. These reflect subjective estimates and assumptions about future events. Therefore, there can be no guarantee that projected or predicted results will materialize. Actual results may differ from these projections and such differences could be significant. Past performance does not guarantee future performance. The information contained in this Relevant Information Document is considered to be reliable; however, it is provided on an "as is" basis, without any express or implied warranties. This Relevant Information Document may only be distributed in countries where its distribution is legally permitted and is not intended for persons in jurisdictions where, due to their nationality, residence or other reasons, its distribution is prohibited.

16. Certifier's Report

TR CAPITAL, S.A. DE C.V., is a company authorized by the CNAD as a Digital Asset Certifier under the registry entry CERT-0003. It is a duly constituted Salvadoran company. It is registered in the Registry of Companies of the Registry of Commerce at number 21 of Book 3776; with license plate number 2017088178; and Tax Identification Number 0614-130517-102-0.

Attached to this Relevant Information Document is the complete report of the Certifier, together with all its considerations regarding the Issuance of the $AZULE1 token. Annex 2 - Report of the Certifier.

17. Communication Channels

For any doubt, query, additional information or any notification about this Relevant Information Document, the email address contacto@monetae.io is indicated as the communication channel ; as well as the telephone number +503 7061-1888, and the following final address Avenida La Capilla, No. 624, Colonia San Benito, district of San Salvador, municipality of San Salvador Centro, department of San Salvador.

18. Appendices

- Annex 1 – Issuer's Affidavit
- Annex 2 – Report of the Certifier
- Annex 3 – Tokenization and Investment Management Contract
- Annex 4 – Initial Certification Contract and Certification Follow-up
- Annex 5 – Procurement Policy for Digital Asset Issuances
- Annex 6 – Assignment of Economic Rights
- Appendix 7 – Financial Statements
- Annex 8 – Terms & Conditions of Issuance
- Annex 9 – PLDAFT PSAD Policies
- Annex 10 – Issuer Protocol for Conflicts of Interest
- Annex 11 – Issuer's Bank Account
- Annex 12 – PSAD Custody Policies
- Exhibit 13 – Legal Counsel Contract
- Annex 14 - Contract for the Use of Technology, Administration and Structuring
- Annex 15 - Financial Model
- Annex 16 – External Audit Proposal
- Annex 17 - Land Purchase and Sale Contract
- Addendum 18 – FHC Engineers Proposal and FHC Engineers Experience
- Annex 19 - Project Documentation
- Annex 20 - Privacy Policy
- Annex 21 - Insider Information Policy.