

**Key Information Document**  
**Public Offering of Tokens PROYECTOS BRIKO, S.A. de C.V.**  
**(BAES-BRIKO)**

Digital Asset Service Provider: BANCO ATLÁNTIDA EL SALVADOR, S.A. (PSAD-0035)  
Issuer: PROYECTOS BRIKO, S.A. DE C.V. San Salvador, San Salvador, El Salvador  
Date: February 2026

## Contents

1)	SUMMARY.....	3
2)	GLOSSARY.....	12
3)	ISSUE OFFERING MEMORANDUM.....	13
4)	AFFIDAVIT.....	15
5)	CERTIFIER'S REPORT.....	16
6)	DESCRIPTION OF THE ISSUER.....	17
7)	KEY FEATURES OF THE PUBLIC OFFERING.....	28
8)	USE OF PROCEEDS.....	54
9)	TOKEN FLOW WITHIN THE TRADING PLATFORM.....	59
10)	UNDERLYING TECHNOLOGY AND STANDARDS.....	61
11)	RISKS ASSOCIATED WITH THE OFFERING AND MITIGATION STRATEGIES.....	62
12)	RISK MANAGEMENT.....	65
13)	DISPUTE RESOLUTION.....	67
14)	PROCESSING OF PERSONAL DATA.....	68
15)	TAX REGIME.....	68
16)	COMMUNICATION CHANNELS.....	69
17)	APPENDICES.....	70

## 1) SUMMARY

PROYECTOS BRIKO, S.A. de C.V., with issuer registration number \_\_\_\_\_, submits this Relevant Information Document (RID) to provide investors with a clear and detailed description of the digital token offering with registration number \_\_\_\_\_:

### Ticker symbol: BAES-BRIKO (Revenue Token)

This offering is backed by the incomes before taxes generated during the fiscal year, which will depend on the acquisition, development, and future sale of a residential complex comprising more than 800 residential units located in Zone A, to be named:

- **Amatista Apartments:** This will consist of the development of 3 towers, with 110 residential units per tower.
- **Alvar Apartments:** This will consist of the development of 2 towers, with 154 residential units per tower.
- **Avento:** Consists of the development of 1 tower with 154 residential units, and 14 lots with 56 residential units (4 per lot).

***The project is currently in the development phase. It is clarified that both the project names and the units to be built are subject to change at the issuer's discretion, provided that such changes do not result in financial detriment to the investor.***

In Zone A, there are other projects already in the development phase that are not included in this offering. Additionally, agreements may be entered into with developers for the execution of residential, commercial, and industrial projects.

This is after deducting operating costs, administrative expenses, and any other priority financial obligations of the project that may arise.

They will be strategically located within the Nuevo Cuscatlán District, Municipality of La Libertad Este, Department of La Libertad, El Salvador.

This innovative investment model combines blockchain technology to ensure transparency, security, and global access for investors, allowing them to participate in a high-end real estate development.

### A. GENERAL PROJECT DETAILS FOR PLOT A

#### Project Location and Characteristics

The Project aims to develop and construct luxury, or Class A, residential and/or commercial complexes located in Nuevo Cuscatlán, which is emerging as one of the fastest-growing urban areas with high demand for premium real estate units.

The projects in this offering belonging to Polygon A, as specified at the beginning of this Prospectus, will be developed on land with a total area of 142,878.55 square meters, with a total construction area of 39,932.89 square meters, belonging to the project known as Polygon A, and will consist of an integrated urban complex designed for modern living, offering a variety of real estate options distributed across 6 towers and 14 lots with more than 800 residential units to meet diverse needs.

The development and future marketing of these real estate units will generate the cash flows necessary for the project's development and fulfillment of its financial obligations. This strategically located real estate development offers an attractive environment for investors and buyers interested in exclusive properties with high appreciation potential.

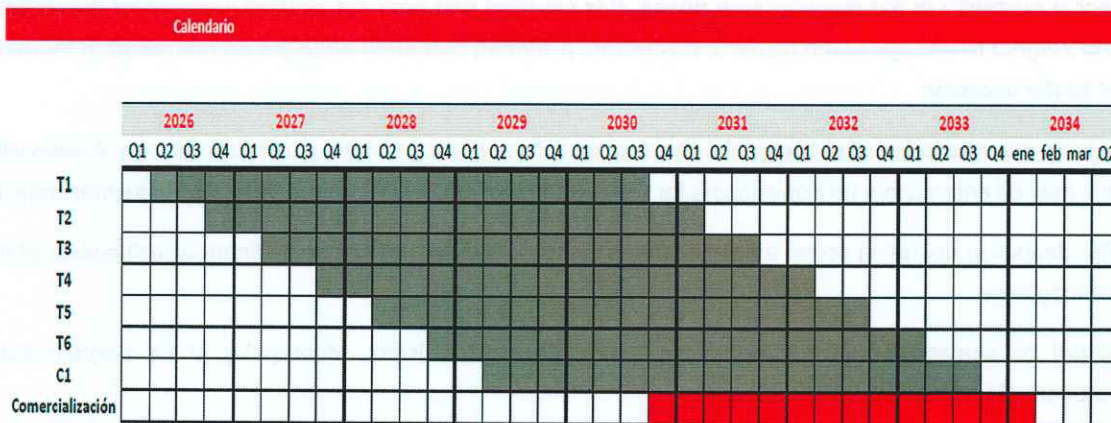
The land where the aforementioned integrated urban complex belonging to the Polígono A project will be developed is duly registered in the Real Estate and Mortgage Registry of El Salvador under the following registration numbers: 30377570-00000 and 30293361-00000, corresponding to the geographic location of the Nuevo Cuscatlán District, municipality of La Libertad Este, department of La Libertad. The aforementioned properties are currently registered in the name of the issuing company, **Proyectos Briko, S.A. de C.V.**, in order to provide greater legal certainty to investors.

The overall Polígono A project will have a total construction area of 65,342.86 square meters, including the towers and lots in this offering and other apartment towers that will be developed simultaneously but are not part of this offering.

This exclusive design will enable the creation of a first-class residential and tourist environment, featuring high-quality infrastructure, nearby commercial areas, and luxury amenities.

### Development Phases of the Polígono A Project

Construction of the project is scheduled to take approximately 108 months, with the project set to be completed in 2034. This timeline may be extended due to delays common to projects of this type, as well as delays in construction work caused by factors attributable to contractors, suppliers, etc., and unforeseeable force majeure events such as fires, tropical storms, and climate change. The project schedule is presented below:



\*Este cronograma varía con lo establecido con el modelo porque se ha estimado un mayor tiempo de construcción y venta con la intención de prever cualquier atraso o imprevisto

Donde: T: Torre, Q: trimestre, C: Casas

Período de construcción  
 Período de venta

**Due to the nature of the work to be performed, this work schedule may be modified from time to time, provided that it does not negatively affect the project's profitability.**

### B. STRATEGIC OBJECTIVES OF THE ISSUANCE

The funds raised through the issuance of BAES-BRIKO tokens will be used to:

- Finance the development of the projects in this offering, which aims to build an integrated urban complex consisting of 6 towers and 14 lots, with a total of more than 800 real estate units.
- Democratize access to exclusive real estate investments, allowing domestic and international investors to participate through tokenization.
- Maximize returns for investors through a sustainable financial model.

- Ensure transparency and security by using blockchain technology to record and audit all transactions.

#### **C. STRUCTURE OF THE OFFERING**

- Backed by incomes before taxes resulting from the fiscal year, which will depend on the development of the integrated urban complex belonging to Zone A.
- Allows investors to participate in the project's incomes before taxes, with no defined frequency.
- The distribution of incomes before taxes, if any, will be carried out as follows:

Token holders will be entitled to receive 95% of the available profits, defined as the total revenue obtained from the development and future sales, minus marketing costs, operating expenses, financial expenses, and any other priority obligations of the project.

The formula used for the distribution of dividends is defined as follows:

**Accumulated Profits for the Year × 95% (maximum percentage) = Dividends for the Period**

This formula provides for the annual distribution of dividends during the project's implementation phase. However, once the term of the digital asset issuance has expired, the properties have been fully sold, and all financial obligations have been met, 100% of the accumulated profits to date will be distributed

#### **D. AMOUNT OF THE ISSUE**

The issue amount shall be FOUR MILLION THREE HUNDRED THOUSAND UNITED STATES DOLLARS (\$4,300,000.00).

#### **E. TRADING CURRENCY**

The trading currency for this issue will be United States Dollars (USD).

#### **F. UNDERLYING ASSETS**

The underlying asset of this offering consists of the incomes before taxes for the fiscal year, which will depend on the acquisition, development, and future marketing of the projects covered by this offering and, where applicable, the execution of agreements with developers for the implementation of residential, commercial, and industrial projects.

#### **G. GUARANTEES**

The issuance of BAES-BRIKO tokens will be backed by the following guarantees: The issuance of BAES-BRIKO tokens is backed by an economic rights assignment agreement, which provides additional security for investors in the event of default, as said agreement will be granted by the Issuer in favor of the representative of the Tokenholders, thereby ensuring integrity in the management of revenues and guaranteeing the payment of returns and other obligations to investors.

Absolute priority over any other distribution of incomes before taxes within the project.

In the event that a guarantee exists in favor of the tokenholders, the elected representative shall be responsible for the management, administration, and enforcement thereof.

Likewise, in the event that the Issuer requires the creation of a lien, assignment, or any additional commitment regarding the Project's revenues, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they may give their consent regarding the Issuer's request.

#### **H. DISTRIBUTION OF PAYMENTS**

- There is no fixed interest rate. Revenues will depend on the final financial performance of the projects' commercialization.
- Distribution on a pro-rata basis among BAES-BRIKO investors, once operating costs have been covered.

#### **I. MARKET AND TRADING**

BAES-BRIKO tokens will have a primary and secondary market available from the start of the issuance. The secondary market will allow for the buying and selling of tokens on the Banco Atlántida El Salvador, S.A. platform.

#### **J. TECHNOLOGICAL MANAGEMENT AND SECURITY**

The issuance will be managed through smart contracts on Algorand (ASC1), automating payment execution and ensuring traceability.

The custody and security of the tokens will be the responsibility of Banco Atlántida El Salvador, S.A. for the administration and execution of transactions.

#### **K. LEGAL FRAMEWORK**

The issuance is legally backed by PROYECTOS BRIKO, S.A. de C.V. and is governed by the Digital Asset Issuance Law, Regulations, and other applicable Salvadoran regulations, including:

- Commercial Code
- Civil Code
- Tax Code
- Income Tax Law
- Commercial Registry Law
- Regulations on the Registry of Issuers and Issues

#### **CONCLUSION**

BAES-BRIKO tokens represent an innovative investment alternative within the Polígono A Project, combining the stability of the real estate sector with the efficiency and transparency of blockchain technology. The offering provides a differentiated value proposition, allowing investors to choose the strategy that best suits their investment profile and financial goals.

The projects in this offering represent a unique investment opportunity in the real estate market, combining legal certainty, backing from tangible assets, and blockchain technology to ensure transparency, traceability, and global access.

Investors in BAES-BRIKO tokens will have access to variable returns linked to the project's performance, with the potential for higher yields, though subject to market conditions. With this model, PROYECTOS BRIKO, S.A.

de C.V. is driving the modernization of the real estate sector in El Salvador, offering a solid financial framework that democratizes access to exclusive investments through tokenization.

This offering has been approved and registered in the CNAD's registry of offerings. Additionally, this Key Information Document (KID) is available free of charge on the PROYECTOS BRIKO, S.A. de C.V. website and through the official channels of Banco Atlántida El Salvador, S.A.

**For more information on the characteristics of the offering, please review Section 7) CHARACTERISTICS OF THE PUBLIC OFFERING, where the implications of this offering are described in greater detail.**

**OTHER STATEMENTS:**

In accordance with the provisions of the Regulations on the Registration of Issuers and Public and Private Offerings, PROYECTOS BRIKO, S.A. de C.V. declares:

- The digital assets subject to this offering are registered in the CNAD Public Registry. Their registration does not imply certification of the quality of the security or the issuer's solvency;
- It is the investor's responsibility to read all the information contained in this Relevant Information Document;
- Digital assets may lose all or part of their value;
- Digital assets may not always be tradable;
- Digital assets may not be liquid;
- The offering focuses solely on certain specific digital assets and does not constitute an invitation to sell financial instruments; and
- This offering is subject to applicable regulations and does not constitute an offer in jurisdictions where its marketing is illegal.

**The issuer of the digital assets is solely responsible for the content of this Relevant Information Document.**

PARTICIPANTS IN THE BAES-BRIKO ISSUANCE	
<b>Issuer</b>	<p><b>PROYECTOS BRIKO, S.A. de C.V.</b>            Address: Calle Lib.12 S, Finca El Matazano, Portales del Bosque project, Nuevo Cuscatlán, La Libertad Este, La Libertad.            Website: <a href="https://inversionesbriko.com/">https://inversionesbriko.com/</a>            CNAD Registration Number:            Designated contact person: Julio Cañas            Contact phone number: 7743-0091</p> <p><a href="mailto:contacto:julio.canas@inversionesbriko.com">contacto:julio.canas@inversionesbriko.com</a> email</p>
<b>Issuer registration number</b>	
<b>Issue Arranger</b>	<p><b>Banco Atlántida El Salvador, S.A.</b>            Address: 1st Poniente Street and Constitución Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101            Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>            CNAD Registration Number: PSAD-0035            Designated Contact Person: Carlos Antonio Turcios Melgar (Chief Executive Officer)            Contact phone number: +503 2267-4250 and +503 2267-4411            Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p>

<p><b>Digital Asset Service Provider</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>  CNAD Registration Number: PSAD-0035  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)  Contact phone number: +503 2267-4250 and +503 2267-4411  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p> <p>Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering.</p> <p>For the operational execution of the issuance and administration of digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure for the issuance, marketing, and management of digital assets.</p>
<p><b>Digital Asset Certifier</b></p>	<p><b>TR Capital, S.A. de C.V.</b>  Address: Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador.  Website: <a href="https://www.trcapital.net/">https://www.trcapital.net/</a>  CNAD Registration Number: CERT-0003  Designated Contact Person: Héctor Ramón Torres Córdova  Contact phone number: +503 2538-6360  Contact email: <a href="mailto:info@trcapital.net">info@trcapital.net</a></p>
<p><b>Legal Counsel</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>  CNAD Registration Number: PSAD-0035  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)  Contact phone number: +503 2267-4250 and +503 2267-4411  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p>
<p><b>External Auditor</b></p>	<p><b>Audits Company, S.A. de C.V.</b>  Address: 11 Poniente Street and 79 North Avenue #4128, Escalón Neighborhood, San Salvador District, Downtown San Salvador, San Salvador  Website:  Designated contact person: Alberto Isaac Barahona Miranda  Contact Phone Numbers: +503 2254-3300  Contact email: <a href="mailto:Isaac.barahona@audits.sv">Isaac.barahona@audits.sv</a></p>

**Experience and Roles of the Parties Involved in the Issuance of BAES-BRIKO Tokens.**

The issuance of BAES-BRIKO tokens has involved key participants with expertise in digital assets, blockchain technology, and finance, who have assumed specific roles to ensure the transparency, security, and success of the issuance.

**1. Issuer: PROYECTOS BRIKO, S.A. de C.V.**

- **Address:** Calle Lib.12 S, Finca El Matazano, Portales del Bosque Project, Nuevo Cuscatlán, La Libertad Este, La Libertad.
- **Website:** <https://inversionesbriko.com/>

**Designated contact person:** Julio Cañas

- **Contact phone number:** 7743-0091
- **Contact email:** [julio.canas@inversionesbriko.com](mailto:julio.canas@inversionesbriko.com)

**Experience:**

**PROYECTOS BRIKO, S.A. de C.V.** is a company established with the purpose of developing and marketing innovative real estate projects, adopting the tokenization of digital assets as a modern and efficient financing alternative. Backed by the track record and experience of its shareholders and executives in real estate development, the company incorporates advanced planning and marketing strategies to maximize the value of its developments. Its approach is focused on creating sustainable, high-impact projects, combining innovation with solid execution.

**Specific Functions:**

- Issuer of the digital assets linked to the Polígono A project.
- Responsible for the development, marketing, and operation of the project.
- Ensuring compliance with the terms established in the issuance.

**2. Issuance Arranger: Banco Atlántida El Salvador, S.A.**

- **Address:** 1st Poniente Street and Constitución Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP 1101.
- **Website:** <https://www.bancoatlantida.com.sv/>
- **CNAD Registration Number:** PSAD-0035
- **Designated contact person:** Carlos Antonio Turcios Melgar (Chief Executive Officer)
- **Contact phone numbers:** +503 2267-4250 and +503 2267-4411
- **Contact email:** [info@bancatlan.sv](mailto:info@bancatlan.sv)

**Experience:**

Banco Atlántida El Salvador, S.A. is a financial institution with experience in structuring and managing digital assets, providing solutions for the tokenization of investment projects. Its expertise in banking and corporate finance allows it to offer security and regulatory compliance in the structuring of digital asset issuances.

**Specific Responsibilities:**

- Design and structuring of the issuance, ensuring alignment with applicable regulations.
- Preparation and review of key documentation, including the Key Information Document (KID).
- Overseeing legal and regulatory compliance, in coordination with relevant authorities.

**3. Digital Asset Service Provider (PSAD): Banco Atlántida El Salvador, S.A.**

- **Address:** 1st Poniente Street and Constitución Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP 1101, El Salvador
- **Website:** <https://www.bancoatlantida.com.sv/>
- **CNAD Registration Number:** PSAD-0035
- **Designated Contact Person:** Carlos Antonio Turcios Melgar (CEO)
- **Contact phone number:** +503 2267-4250 and +503 2267-4411
- **Contact email:** [info@bancatlan.sv](mailto:info@bancatlan.sv)

**Experience:**

Banco Atlántida El Salvador, S.A. is a Digital Asset Service Provider (DASP) specializing in the administration of tokenization platforms and the trading of digital assets **using blockchain technology**. For the operation and execution of the issuance, Banco Atlántida El Salvador, S.A. ensures a robust and efficient infrastructure for token management.

#### **Specific Responsibilities:**

- Administration of **BAES-BRIKO** tokens and the trading platform.
- Management of the traceability and security of transactions carried out by token holders.
- Automation of revenue distribution through smart contracts developed under the Algorand protocol.

#### **4. Digital Asset Certifier: TR Capital, S.A. de C.V.**

- **Address:** Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador.
- **Website:** <https://www.trcapital.net/>
- **CNAD Registration Number:** CERT-0003
- **Designated contact person:** Héctor Ramón Torres Córdova
- **Contact Phone Number:** +503 2538-6360
- **Contact email:** [info@trcapital.net](mailto:info@trcapital.net)

#### **Experience:**

TR Capital is a leading firm in the certification and structuring of digital asset issuances in El Salvador. It has participated in more than 85% of the issuances approved by the National Commission on Digital Assets (CNAD), in both the public and private sectors. Its extensive portfolio includes the certification of complex projects across various economic sectors, establishing itself as a leader in the digital asset market.

#### **Specific Responsibilities:**

- Certification of the **BAES-BRIKO** token issuance, ensuring compliance with applicable regulations.
- Assessment of the financial viability of the tokenization model.
- Validation of the Key Information Document (KID) and the economic rights of token holders.

#### **5. Legal Advisor: Banco Atlántida El Salvador, S.A.**

- **Address:** 1st Poniente Street and Constitución Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP 1101.
- **Website:** <https://www.bancoatlantida.com.sv/>
- **CNAD Registration Number:** PSAD-0035
- **Designated Contact Person:** Carlos Antonio Turcios Melgar (Chief Executive Officer)
- **Phone:** +503 2267-4250 and +503 2267-4411
- **Contact email:** [info@bancatlan.sv](mailto:info@bancatlan.sv)

#### **Experience:**

The legal department of Banco Atlántida El Salvador, S.A. possesses a solid understanding of the regulatory framework for digital assets in El Salvador, providing specialized advice on regulatory compliance, the legal structure of issuances, and financial contracts.

Banco Atlántida El Salvador, S.A., in its role as Legal Advisor, is limited exclusively to the legal structuring of the issuance of the digital assets described in this Relevant Information Document. Such advice does not constitute, nor should it be construed as, a recommendation, feasibility analysis, or tax, financial, accounting, regulatory, or investment advice for potential investors, as the latter are responsible for obtaining their own independent advice regarding any aspect other than the legal structuring of the issuance.

#### **Specific Functions:**

- Overseeing compliance with the legal provisions applicable to the issuance.
- Liaising with regulatory authorities to ensure the registration and approval of the issuance.
- Ensuring the integrity and alignment of the process with local and international regulations.

**6. External Auditor: Audits Company, S.A. de C.V.**

- **Address:** 11 Poniente Street and 79 North Avenue #4128, Escalón Neighborhood, San Salvador District, Downtown San Salvador, San Salvador
- **Contact Person:** Alberto Isaac Barahona Miranda
- **Phone:** +503 22543300
- **Email:** isaac.barahona@audits.sv

**Experience:**

Audits Company, S.A. de C.V. is a Salvadoran audit firm with five years of legal existence, offering services in external auditing, accounting advisory, tax compliance, and financial consulting. Despite being a relatively young firm, it stands out for the extensive experience of its team, led by its founding partner, Isaac Barahona, who has over 20 years of professional experience. The firm operates in accordance with NIAs, IFRS, and local regulations, serving various sectors such as construction, commerce, services, and nonprofit organizations. Its technical approach, agile structure, and ethical commitment position it as a reliable choice, well-prepared to meet high standards and handle complex projects.

**Specific functions:**

- Periodic audit of the economic rights generated by the project and the management of the funds raised.
- Issuance of semi-annual and annual reports to ensure transparency and financial compliance.

For more details, please refer to **Annex VI – Contracts PROYECTOS BRIKO, S.A. de C.V.**

## 2) GLOSSARY

This glossary has been developed to provide a general understanding of the terms used in the context of the public issuance of BAES-BRIKO digital assets. 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:** A digital representation of an asset that can be stored and transferred electronically using distributed ledger technology or blockchain.
2. **Issuer:** PROYECTOS BRIKO, S.A. de C.V., responsible for the issuance of BAES-BRIKO tokens and the execution of the Polígono A Project.
3. **Token:** A digital representation of the economic rights associated with the Projects in this Polígono A issuance.
4. **Revenue Token (BAES-BRIKO):** Represents economic rights to incomes before taxes generated by the sale of real estate units within the integrated urban complex belonging to the Polígono A Project, which consists of 6 towers and 14 lots of real estate units. Its profitability depends on the project's financial performance, and incomes before taxes, if any, are distributed only after all financial obligations have been met.
5. **Smart Contract:** A program that executes automatically upon the fulfillment of predefined conditions, ensuring transparency and security in blockchain transactions.
6. **Digital Asset Service Providers (DASP):** Entities authorized to provide services related to digital assets, such as custody and exchange.
7. **KYC (Know Your Customer):** A process for identifying and verifying customers, essential for preventing fraud and money laundering.
8. **External Auditor:** An independent entity that reviews and verifies a project's internal controls and financial statements.
9. **Secondary Market:** A platform enabling the purchase and sale of BAES-BRIKO tokens after the primary offering has concluded.
10. **Custodian:** A financial institution responsible for the custody and management of the underlying assets backing the tokens.
11. **Decentralized Ledger:** An immutable record of transactions distributed across a blockchain network, without centralized intermediaries.
12. **Token Valuation:** Calculation of a token's market value based on economic variables and underlying performance.
13. **National Commission on Digital Assets (CNAD):** Regulatory authority in El Salvador that oversees the issuance and management of digital assets.
14. **Digital Asset Public Offering:** A technical or commercial proposal to offer digital assets to the public for sale.
15. **Sale Window:** Defined period for the placement of BAES-BRIKO tokens on the primary market.
16. **Profit:** Final result of total revenue after deducting direct costs, administrative, financial, and associated expenses.

The definitions contained in this glossary are specific and applicable solely to this Relevant Information Document (RID) related to the issuance of BAES-BRIKO tokens. These definitions should not be interpreted as applicable outside the context of this document or for other projects, issuances, or different legal purposes.

### 3) ISSUE PRESENTATION LETTER

Dear Investors,

I hope this letter finds you in excellent health and on track to achieving your financial goals. On behalf of **PROYECTOS BRIKO, S.A. de C.V.** (hereinafter, the Developer), I am pleased to present you with a unique investment opportunity in the Projects of this Polígono A issuance, located in one of the most exclusive areas with the greatest tourism potential in the department of La Libertad.

Proyectos Briko, S.A. de C.V., is part of the same business group as Inversiones Briko, S.A. de C.V., Grupo Gramo, Desarrollos Inmobiliarios Briko, and Jubilee Universal Ventures, by virtue of the corporate and/or shareholder relationships existing between these entities, as well as the ties maintained with related individuals. These relationships reflect a common unit of control, management, and/or economic interest within the group, in accordance with the established organizational and corporate structure.

The track record and experience of our shareholders and executives in executing high-impact real estate projects have led the Developer to adopt the issuance of digital assets as a modern and efficient financing alternative.

The projects covered by this offering are intended for the development of real estate projects, which will be developed and marketed from January 2026 through December 2034, subject to extension due to construction delays and/or force majeure events. The project will result in the construction of an integrated urban complex within Zone A, comprising more than 800 real estate units distributed, for the purposes of this offering, across 6 towers and 14 lots. In addition, more than 1,500 square meters of commercial space are expected to be developed to meet the project's needs. The goal is to offer a luxury option in a prime location that will connect the District of Nuevo Cuscatlán.

The issuance of BAES-BRIKO tokens will allow you to participate directly in the investment of projects within Zone A, providing profit opportunities tailored to different investor profiles, with economic rights linked to the sale of the real estate units.

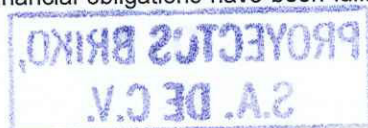
- **Income Token (BAES-BRIKO):** Aimed at investors who wish to participate in the incomes before taxes generated throughout the development and future marketing of the integrated urban complex belonging to the Polígono A Project, consisting of 6 towers and 14 lots of real estate units. Returns depend on the project's financial performance and will be distributed annually as follows:

- Token holders will be entitled to receive 95% of the available profits, defined as the total revenue obtained from the development and future marketing, minus marketing costs, operating expenses, and any other priority obligations of the project.

The formula used for dividend distribution is defined as follows:

$$\text{Accumulated Profits for the Year} \times 95\% \text{ (maximum percentage)} = \text{Dividends for the Period}$$

This formula provides for the annual distribution of dividends during the project's implementation phase. However, once the term of the digital asset issuance has expired, the total sale of the properties has been completed, and all financial obligations have been fulfilled, 100% of the accumulated profits to date will be distributed



Feature	Revenue Token (BAES-BRIKO)
Investor Profile	Investors who wish to participate in the project's incomes before taxes with the possibility of variable returns.
Source of Return	Distribution of incomes before taxes generated throughout the development and future sale of the real estate units in the integrated urban complex consisting of 6 towers and 14 lots belonging to the Poligono A project.
Guarantee	Economic Rights Assignment Agreement.
Priority of Payment	Takes priority over any other distribution within the project.
Liquidity	Secondary Market
Associated Risk	Variable risk: return subject to the project's financial performance.

### Key Benefits of the BAES-BRIKO Token Offering

The issuance of BAES-BRIKO tokens offers multiple benefits to investors, allowing them to choose the option that best suits their investment profile and return expectations.

### Benefits of the Revenue Token (BAES-BRIKO)

1. **Share in the project's profits:** Investors will receive net income generated throughout the project's development and future commercialization, after deducting project operating and administrative costs.  
**Security and financial backing:** The issuance is backed by an economic rights assignment agreement, providing an additional security mechanism for investors in the event of default.
3. **Transparency and traceability:** Blockchain technology guarantees an immutable record and traceability of all transactions, ensuring reliability in revenue distribution.
4. **Liquidity and access to secondary markets:** The tokens may be traded on secondary markets, allowing investors to sell their holdings and providing investment flexibility.
5. **Potential for variable returns and alignment with the project's success:** The profitability of the revenue token will depend on the project's financial performance, allowing investors to benefit directly from the growth and success of the real estate units' sales.

PROYECTOS BRIKO, S.A. de C.V. reaffirms its commitment to operating under the highest standards of ethics, transparency, and integrity. Our mission is to develop high-quality housing solutions, driven by innovation and excellence in the real estate sector.

We invite you to carefully review the information contained in this Relevant Information Document (RID), where you will find all the details necessary to make an informed decision about this exclusive investment opportunity.

We are confident that Poligono A represents an exceptional option for diversifying your portfolio, participating in a dynamic market, and benefiting from a cutting-edge investment model backed by blockchain technology.

We remain at your disposal to provide guidance and answer any questions you may have.

Sincerely,



Legal Representative

**PROYECTOS BRIKO,  
S.A. DE C.V.**

#### **4) AFFIDAVIT**

To the best of our knowledge and belief, and based on the information available to date, the information contained in the Relevant Information Document for the Offering submitted to the National Commission on Digital Assets is correct, accurate, and complete, and contains no material omissions. **PROYECTOS BRIKO, S.A. de C.V.** will keep all information up to date and, in the event of any material change in the information provided or in circumstances affecting the token offering, will communicate such information to investors and the competent authorities without delay, as required by applicable laws and regulations. **Annex I - Affidavit.**

## 5) CERTIFIER'S REPORT

TR Capital, S.A. de C.V., is a company authorized by the CNAD as a Digital Asset Certifier under registration number CERT-0003. It is a Salvadoran company, incorporated on May 13, 2017, before the notary public office of Alfredo Alejandro Muñoz Rodas, Esq. It is registered in the Companies Registry of the Commercial Registry under number 21 of Book 3776; with registration number 2017088178; and Tax Identification Number 0614-130517-102-0.

Attached to this Relevant Information Document is the Certifier's full report, along with all of its considerations regarding the issuance of BAES-BRIKO tokens (**Annex II—Certifier's Report**).

## 6) DESCRIPTION OF THE ISSUER

### Corporate Profile

**PROYECTOS BRIKO, S.A. de C.V.** is a Salvadoran company formally incorporated on September 23, 2025, and registered with the Commercial Registry under Tax ID No. 0526-011025-103-3. Its registered office is located in the District of Nuevo Cuscatlán, Municipality of La Libertad Este, Department of La Libertad. Its main offices are located at Calle Lib. 12 S, Finca El Matazano, Portales del Bosque project, Nuevo Cuscatlán, La Libertad Este, La Libertad.

The company belongs to the same business group as Inversiones Briko, S.A. de C.V., Grupo Gramo, Desarrollos Inmobiliarios Briko, and Jubilee Universal Ventures, by virtue of the corporate and/or shareholding relationships existing between these entities, as well as the ties maintained with related individuals. These relationships reflect a common unit of control, management, and/or economic interest within the group, in accordance with the established organizational and corporate structure.

The company is responsible for the development and marketing of certain projects in Zone A, located in the district of Nuevo Cuscatlán, Municipality of La Libertad Este, department of La Libertad, with the objective of creating high-end residential, commercial, and tourist complexes, integrating natural features and exclusive amenities to attract both domestic and international investors.

Among the main projects included in this offering pertaining to Polygon A is an integrated urban complex to be named:

- **Amatista Apartments:** This will consist of the development of 3 towers, with 110 residential units per tower.
- **Alvar Apartments:** This will consist of the development of 2 towers, with 154 residential units per tower.
- **Avento:** Consists of the development of 1 tower with 154 residential units, and 14 lots with 56 residential units (4 per lot).

In Zone A, there are other projects already in the development phase that are not included in this report. Additionally, agreements may be formalized with developers for the execution of residential, commercial, and industrial projects.

Likewise, the current status of the project's permits is as follows:

No.	PERMITS FOR ZONE A	STATUS	Issuing Authority	DATE OF DECISION
1	Project Feasibility. Site evaluation, building line, and stormwater drainage feasibility.	APPROVED	Municipal Government of Nuevo Cuscatlán	11/15/2023
2	Project Feasibility. Site evaluation, building line, and	APPROVED	Municipal Government of Nuevo Cuscatlán	02/07/2024

	stormwater drainage feasibility.			
3	Project Feasibility. Site evaluation, building line, and stormwater drainage feasibility. Access Road to Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	02/08/2024
4	Road and Zoning Review Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	March 13, 2024
5	Permit for pruning and/or cutting down trees and shrubs. Access Road to Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	04/09/2024
6	Logging Permit Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	April 22, 2024
7	Dirt Road Permit Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	03/22/2024
8	Tree Felling Permit, Zone A	Approved	Municipal Government of La Libertad Este – Nuevo Cuscatlán District	6/5/2025
9	Building Permit.	APPROVED	Municipal Government of La Libertad Este. Nuevo Cuscatlán District	12/6/2024
10	Building Permit Development	APPROVED	Municipal Government of La	12/11/2024

	Works, Polygon A, Ambar Towers 1, 2, and 3.		Libertad Este. District of Nuevo Cuscatlán	
11	Technical Report, Environmental Permit for Location and Construction.	APPROVED	Ministry of Environment and Natural Resources.	29/7/2024

The permits described above will be attached as appendices to this Relevant Information Document. See Appendix VIII. Building Permits.

### Vision and Purpose

The purpose of PROYECTOS BRIKO, S.A. de C.V. is to become a leader in high-end real estate development in El Salvador, offering innovative, sustainable projects with exceptional design.

Its vision is to establish the Nuevo Cuscatlán District as a world-class tourist and residential destination, creating spaces that generate value for investors, residents, and the real estate sector in general. To this end, it adopts a strategy of sustainable development and smart planning, ensuring a positive impact on the country's economy.

### Current Situation and Financial Strategy

With the aim of diversifying its sources of financing, PROYECTOS BRIKO, S.A. de C.V. has incorporated asset tokenization as a key strategy to attract investment both nationally and internationally.

This financing model, based on the issuance of **BAES-BRIKO** tokens, allows for:

- Reduce intermediation costs by offering direct access to investors.
- Guarantee transparency and security through the use of blockchain technology.
- Ensure liquidity by facilitating the trading of tokens on authorized secondary markets.

Unlike traditional methods, asset tokenization allows investors to participate in the project's commercialization through an efficient, secure structure aligned with the modernization of the real estate sector.

<b>Issuer</b>	PROYECTOS BRIKO, S.A. de C.V.
<b>Trade Name</b>	PROYECTOS BRIKO, S.A. de C.V.
<b>Tax Identification Number</b>	0526-011025-103-3
<b>Address</b>	Calle Lib.12 S, Finca El Matazano, Portales del Bosque Project, Nuevo Cuscatlán, La Libertad Este, La Libertad.
<b>Legal Representative</b>	ERICK ERNESTO GRANILLO FUNES
<b>Phone</b>	7743-0091

Email	<a href="mailto:julio.canas@inversionesbriko.com">julio.canas@inversionesbriko.com</a>
Website	<a href="https://inversionesbriko.com/">https://inversionesbriko.com/</a>

## Organizational Chart

### Estructura de Gobierno Corporativo Briko



#### - Description of the Management Team and Their Roles

The corporate governance of PROYECTOS BRIKO, S.A. de C.V. is structured across several levels of management, each of which plays a fundamental role in decision-making and in ensuring the company meets its strategic objectives. The profiles of the company's directors are detailed below:

#### - General Shareholders' Meeting:

The General Shareholders' Meeting is the company's principal governing body. Its main functions include approving financial statements, electing directors, and defining long-term corporate strategies.

The corporate governance structure of PROYECTOS BRIKO, S.A. de C.V. ensures efficient decision-making aligned with real estate best practices, promoting transparency, security, and the company's sustainable growth.

#### - Functions of the General Shareholders' Meeting:

- Approval of the Board of Directors' Annual Report
- Approval of the financial statements, including the balance sheet, income statement, and statement of changes in equity
- Approval of the External Auditor's Report
- Appointment and removal of directors, the External Auditor, and the Tax Auditor
- Determining the compensation for directors, the External Auditor, and the Tax Auditor
- Approval of the allocation of profits
- All matters of the Board of Directors brought to its attention that the Law does not require to be submitted to the Extraordinary General Meeting.

**Company Directors:**

**Sole Executive Director: Erick Granillo**

**Alternate Director: Vicente Eduardo Ganiello**

**Executive Committee**

**General Manager; Erick Granillo\***

**Budget and Cost Control Manager: Denis de Portillo \***

**Administrative Manager: Iris Guillén\***

**Financial Manager: Santiago Muñoz \***

**Technical Project Director: Alvaro O'Byrne \***

**Planning Manager: Billy Solano \***

**Inter-institutional Management: Amalia García\***

**Project Control: Rafael Lara**

**Vertical Projects Manager: Jose Luna**

**Commercial Manager: Rene Montiel \***

**Urban Design: Pedro Rodríguez \***

**Brand – Talent – After-Sales: Jose Roberto Miranda**

**ERICK GRANILLO**

Erick is a Civil Engineer who graduated from the José Simeón Cañas Central American University (UCA) and holds an MBA from INCAE Business School.

He has over 30 years of experience leading high-end projects in the real estate sector, participating in all stages from planning and supervision to the launch of developments such as shopping centers, offices, hotels, and both horizontal and vertical residential projects. His distinguished career in El Salvador, Honduras, Colombia, and the United States, working with Grupo Roble Internacional and FICOHSA, positions him as a high-level executive with the ability to strategically lead BRIKO's operations and ensure excellent results in every project.

**RENE MONTIEL**

René has over 25 years of experience in the real estate sector, encompassing the management of shopping centers, residential projects, the banking sector, and the retail industry. He is a marketing professional with specializations in Customer Management, Commercial Management, and Digital Innovation, earned at INCAE and ADEN. Throughout his career, he has developed strong commercial skills and a strategic vision centered on the Customer Experience, tools he effectively applies at every stage of the marketing process. He specializes in Public Relations, Crisis Management, Marketing, and Advertising, which allows him to integrate results-oriented communication and brand positioning strategies.

**SANTIAGO MUNOZ**

Santiago has over 25 years of experience in the financial sector, distinguished by his career at major companies such as Grupo Roble and other corporations linked to the construction industry. He possesses extensive expertise in financial advisory services for investors and a strong ability to design medium- and long-term financial management strategies aimed at optimizing the profitability and sustainability of investments.

He specializes in identifying financial opportunities that drive the growth of the investment portfolio, as well as effectively managing financial communication with investors, ensuring transparency, trust, and alignment with corporate objectives.

#### **IRIS GUILLEN**

Iris has over 20 years of experience in the business world, with a notable track record in the real estate sector and the food production industry. She holds a bachelor's degree in accounting and a specialization in business administration. Throughout her career, she has developed strong commercial and administrative skills, demonstrating efficient management of client portfolios and consistent, results-oriented monitoring. Her experience and strategic approach ensure revenue stability and effective management of client relationships, adding value to operations and business sustainability.

#### **DENISE DE PORTILLO**

Denise is a Civil Engineer, trained in Mexico, with over 35 years of experience in the construction sector, bringing outstanding value to the development of housing projects. Throughout her career, she has focused on budgeting and cost control, also excelling in the procurement of goods and services related to construction processes. Her negotiation skills, strategic vision, and results-oriented approach complement a solid professional career characterized by efficiency, planning, and a commitment to excellence in every project.

#### **AMALIA GARCIA**

Amalia Garcia is an architect who graduated from the Universidad Centroamericana José Simeon Cañas (UCA), with over 10 years of experience in the management and coordination of urban projects. She specializes in planning and coordinating technical teams and has extensive experience in securing project approvals from various institutions. She has led multidisciplinary teams on projects valued at over \$50 million. She is recognized for her expertise in understanding and adhering to institutional standards that ensure approvals for urban developments.

#### **ALVARO O'BYRNE**

Alvaro is a Civil Engineer who graduated from the Technological University of El Salvador (UTEC). He has over 32 years of experience in earthwork, urban development, housing, and highway projects, participating in all stages from planning and supervision to project implementation.

Urban Development Manager at the San Salvador Mayor's Office (2015–2018), leading projects such as the revitalization of the historic downtown area. Executive Director of the Road Conservation Fund (2019–2021), leading highway and road infrastructure projects nationwide. Executive Director of the Municipal Works Department (2021–2023), leading highway, school, market, and municipal projects nationwide. He is a high-level executive with the ability to ensure excellence in all projects.

#### **BILLY SOLANO**

An architect with 36 years of experience, he holds degrees in Urban Planning and Environmental Management. He has worked on the development of large-scale urban projects from conception through to final delivery, with a comprehensive, innovative, inclusive, and sustainable vision.

A university professor who has taught many generations of architects in El Salvador, he is a professional with recognized leadership skills, teamwork abilities, and expertise in organizational structure, serving as a key pillar within the organization.

#### **RAFAEL LARA**

Rafael is a Civil Engineer who graduated from Albert Einstein University (UAE) and holds an MBA from ISEADE – FEPADE. He has over 25 years of experience managing construction projects, participating in the execution and control phases to ensure projects are completed on time and within budget. He has been involved in developments such as shopping centers, both horizontal and vertical residential projects, and road infrastructure projects.

He has a professional background in El Salvador and Guatemala, having worked with TP Inmobiliaria and APSA; this positions him as an executive capable of managing large-scale projects at BRIKO and ensuring results in terms of both time and quality.

#### **PEDRO ANTONIO RODRIGUEZ**

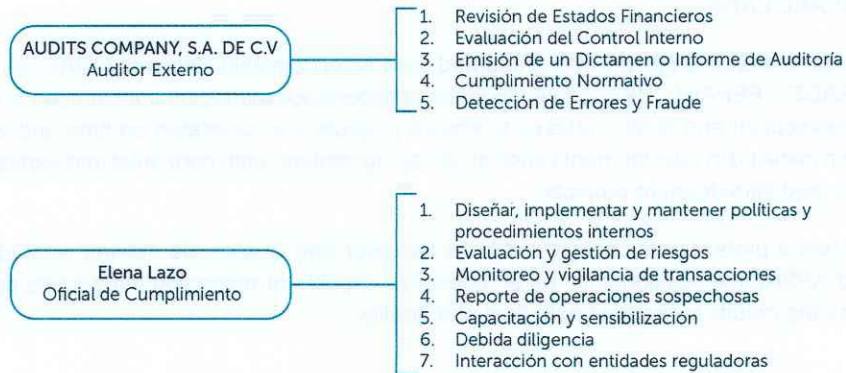
Pedro is a Civil Engineer with over 25 years of experience in the development, management, and design of large-scale construction projects for housing, apartment buildings, shopping centers, corporate complexes, and urban infrastructure in El Salvador and Central America.

He has led multidisciplinary teams from the technical and financial pre-feasibility stage of projects through to their construction, supervision, and operation. His experience and technical expertise ensure the successful development of any real estate project.

#### **JOSE FRANCISCO LUNA**

Jose Francisco is an architect with over 18 years of experience in the construction and management of infrastructure and building projects. He has extensive experience in the technical and administrative management of projects. He places a strong emphasis on quality standards, as well as the cost control and efficiency that projects demand. He has led specialized teams focused on meeting established goals in projects totaling \$25 million. He is known for meeting goals with technical quality and developing efficient projects.

#### **Compliance and External Audit**



**Chief Compliance Officer: Elena Lazo**

**Deputy Compliance Officer: Mauricio Reyes**

**Responsibilities:**

- 1- Design, implement, and maintain internal policies and procedures
- 2- Risk assessment and management
- 3- Monitoring and surveillance of transactions
- 4- Reporting of suspicious transactions
- 5- Training and awareness
- 6- Due Diligence
- 7- Interaction with regulatory authorities.

**External Audit; AUDITS COMPANY S.A. DE C.V.**

**Functions;**

- 1- Review of Financial Statements
- 2- Assessment of Internal Controls
- 3- Issuance of an Audit Opinion or Report
- 4- Regulatory Compliance
- 5- Error and Fraud Detection

## Procurement Policy for the Issuance of Digital Assets

In the context of the issuance of **BAES-BRIKO** Tokens, clear and transparent contracting policies have been implemented to regulate the participation of the parties involved in the various stages of the process, including the structuring, placement, administration, and certification of the issuance. These policies are designed to ensure regulatory compliance, the proper execution of assigned functions, and the protection of investors' interests.

Furthermore, formal contracts have been signed with each of the parties involved in the issuance, detailing the obligations they have assumed. These obligations include:

- The structuring and design of the financial instrument, including the validation of the terms and conditions of the issuance.
- The placement of the tokens through mechanisms approved by Salvadoran regulations.
- The transparent and efficient administration of the resources associated with the issuance.
- The implementation of advanced technological measures to ensure the traceability, security, and distribution of incomes before taxes generated by the sale of real estate units.

For more details on the applicable policies, the contracts entered into, as well as the specific responsibilities of each party involved, please refer to **Annex III – Contracting Policies**.

## Financial Statements

PROYECTOS BRIKO, S.A. de C.V. was incorporated on September 23, 2025, with an initial capital of USD \$2,000 (TWO THOUSAND UNITED STATES DOLLARS), as set forth in **Annex IV – Issuer's Opening Balance Sheet**.

Since the company is in its early stages and has not yet commenced operations, it does not have audited financial statements; however, any relevant financial information will be provided to investors as the project progresses.

## Reason for the public offering and purpose of the issuance

PROYECTOS BRIKO, S.A. de C.V. is presenting a Digital Public Offering consisting of an issuance of Revenue Tokens (BAES-BRIKO) representing the net cash flows derived from the sale of the real estate units of the Polígono A Project, located in the district of Nuevo Cuscatlán.

The issuance of BAES-BRIKO tokens offers investors the opportunity to participate in the incomes before taxes generated by the development and future sale of the project. The returns on these tokens are subject to the financial performance of the real estate development.

This innovative investment model combines transparency, accessibility, and financial security, allowing investors to participate in the growth of an exclusive real estate development in one of the country's fastest-growing areas, while the project optimizes its financing through the tokenization of digital assets.

## Financing and Tokenization Strategy

As part of its vision for innovation and modernization, PROYECTOS BRIKO, S.A. de C.V. has opted for the tokenization of digital assets as a mechanism to finance the execution and marketing of the project.

This strategy enables the attraction of local and international investment, ensuring more efficient and transparent access to opportunities in the real estate sector.

The issuance of BAES-BRIKO tokens offers multiple advantages, including:

- **Democratization of investment:** It allows for the participation of a broader base of investors, ranging from large funds to small investors who, traditionally, would not have access to this type of project.
- **Greater liquidity:** The ability to trade tokens on authorized secondary markets facilitates the entry and exit of investors without the need to wait for long holding periods.
- **Cost and time savings:** By using blockchain technology, unnecessary intermediaries are eliminated, streamlining administrative processes and reducing costs.
- **Transparency and security:** Recording all transactions on an immutable blockchain provides trust and traceability throughout the project's lifecycle.
- **Favorable regulatory environment:** The issuance operates under the regulatory framework of El Salvador's Digital Asset Issuance Law (LEAD), enabling lower financing costs and greater attraction of foreign investment.

The tokenization of economic rights derived from the development and commercialization of Polígono A projects not only represents an opportunity for investors but also contributes to the country's economic development, boosting the local economy.

#### **Benefits for Investors**

- **Share in project profits:** Economic rights to incomes before taxes generated throughout the development and future commercialization of the Project.
- **Appreciation potential:** High demand in the area increases the project's long-term value, positively impacting the revenue generated.
- **Liquidity:** Ability to trade tokens on secondary markets, providing investment flexibility.
- **Transparency and traceability:** Use of blockchain and smart contracts to ensure a fair, auditable, and distribution of profits.

#### **Expected Impact**

With this offering, PROYECTOS BRIKO, S.A. de C.V. seeks to boost investment in the real estate sector through blockchain technology, providing a modern and accessible alternative for investors of all levels.

The development of Polígono A will strengthen tourism growth and the local economy, promoting a sustainable model that generates incomes before taxes for both investors and real estate development in El Salvador.

#### **Conflict of Interest**

To ensure transparency and integrity in our operations, we declare that:

- No conflicts of interest have been identified among the members of our governing bodies, partners, employees, and members of the National Commission on Digital Assets (CNAD) in relation to the issuance of tokens.
- No transactions have been conducted between related parties that could compromise the impartiality

of our activities.

- No conflicts of interest have been identified among the members of our governing bodies, partners, employees, and participants in the issuance, including the Issuance Certifier and the Digital Asset Service Provider (PSAD).
- We affirm that there are no conflicts of interest within our organization regarding this issuance.

PROYECTOS BRIKO, S.A. de C.V. reaffirms its commitment to ethics and transparency, ensuring that this issuance is conducted in accordance with standards of integrity and sound financial practices.

## 7) KEY FEATURES OF THE PUBLIC OFFERING

MAIN FEATURES OF THE ISSUANCE (BAES-BRIKO)	
Type of Public Offering of Digital Assets	PUBLIC OFFERING OF REVENUE
<b>Issuer</b>	PROYECTOS BRIKO, S.A. de C.V.
<b>Type of Public Offering of Digital Assets</b>	Public Offering of Revenue
<b>Type of Digital Asset</b>	Revenue Token
<b>Token Name</b>	BAES-BRIKO
<b>Token Ticker</b>	BAES-BRIKO
<b>Total Issuance Amount</b>	<p>The offering has a maximum total amount of USD \$4,300,000.00 (FOUR MILLION THREE HUNDRED THOUSAND UNITED STATES DOLLARS), with a minimum required placement of USD \$2,000,000.00 (TWO MILLION UNITED STATES DOLLARS), to be disbursed in a single installment. This amount is intended to finance the development and marketing of the integrated urban complex belonging to the Polígono A Project, within an exclusive setting in the District of Nuevo Cuscatlán.</p> <p>The total amount of the issuance was strategically determined based on a detailed analysis of projected revenues and associated costs, ensuring the project's viability and its alignment with current real estate market conditions.</p> <p><b>Projected Operating Revenues and Expenses</b></p> <p>The projected income statement for the projects in this issuance belonging to Polígono A reflects the estimated revenues and costs during its development, considering the future marketing of more than 800 real estate units distributed across 6 towers and 14 lots.</p> <ul style="list-style-type: none"> <li>• <b>Sales Revenue:</b> Revenue is projected from the sale of real estate units, with prices determined according to the category of each tower of real estate units.</li> <li>• <b>Sales costs:</b> Associated with infrastructure development, permits, basic services, and marketing expenses.</li> <li>• <b>Administrative and tokenization expenses:</b> These include costs for structuring and issuing the tokens, as well as commissions and additional services to ensure the project's operation.</li> </ul> <p>From these projected cash flows, it is estimated that cumulative net profit will be achieved by the end of 2026, approximately at the end of the first year of the issuance, reflecting the revenue generated after deducting costs and expenses.</p> <p><b>Estimated Issue Amount</b></p> <p>The calculation of the total issuance amount of USD \$4,300,000.00 is based on the projected net cash flows from the development and future commercialization of the project.</p> <p><b>Objective of the Revenue Token Issuance (BAES-BRIKO)</b></p> <p>The funds raised through the issuance of revenue tokens (BAES-BRIKO) will be used for the development of the integrated urban complex belonging to the Polígono A Project, focusing on:</p> <ul style="list-style-type: none"> <li>• <b>Initial project execution:</b> Development of the land corresponding to this stage, ensuring its availability and commercial appeal.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Infrastructure optimization:</b> Implementation of essential works to improve accessibility and the quality of the environment within this phase.</li> <li>• <b>Marketing strategies:</b> Promotion and sale of real estate units through campaigns targeting buyers and investors, investing in the project's sales force.</li> </ul>
<b>Term of the issue</b>	108 months
<b>Token price</b>	USD \$1.00 (ONE UNITED STATES DOLLAR)
<b>Trading currency</b>	United States Dollars.
<b>Number of tokens to be issued</b>	4,300,000 tokens
<b>Token unit</b>	<p>Each BAES-BRIKO token represents rights to incomes before taxes from the future commercialization and development of the project.</p> <p>Investors who acquire BAES-BRIKO tokens will participate in the distribution of incomes before taxes generated by the project, with returns aligned with its financial performance. Additionally, the issuance is supported by a framework of transparency and traceability using blockchain technology, ensuring security and efficiency in the management of economic rights.</p>
<b>Underlying Assets</b>	<p>The underlying asset of the BAES-BRIKO revenue token issuance consists of the incomes before taxes resulting from the fiscal year, which will depend on the acquisition, development, and future commercialization of the real estate units within the integrated urban complex belonging to the Polígono A Project.</p> <p>These cash flows correspond to the revenue obtained after deducting operating costs, administrative expenses, and any other priority financial obligations of the project.</p> <p>Since the token is linked to profits, returns for investors will depend on the success of the development, future marketing, and real estate market conditions.</p> <p>The issuance of BAES-BRIKO tokens will be backed by a contract assigning the project's cash flows; this provides additional security for investors in the event of default, as said contract will be granted by the Issuer in favor of the Tokenholders' representative, thereby ensuring integrity in the management of the project's revenues and guaranteeing the payment of returns and other obligations to investors.</p> <p>Investors expressly agree, upon acquiring the tokens, that the Issuance Administrator will act as their representative, performing this function in accordance with the provisions set forth in this Relevant Information Document (RID)</p>

**Token Guarantees**

The issuance of revenue tokens (BAES-BRIKO) will be backed by an economic rights assignment agreement, which provides investors with an additional security mechanism in the event of a breach of the revenue distribution structure.

Additionally, investors participate in the distribution of profits generated by the project's development and its future commercialization, which constitute the primary source of return for this issuance.

In the event that a guarantee exists in favor of the tokenholders, the elected representative shall be responsible for the management, administration, and execution thereof.

In the event that a guarantee exists in favor of the tokenholders, the designated representative shall be responsible for the management, administration, and execution thereof.

Likewise, in the event that the Issuer requires the creation of a lien, assignment, or any additional commitment regarding the Project's revenues, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they may give their consent regarding the Issuer's request.

Authorization shall be expressly communicated and granted by the Tokenholders' Representative.

Once the purchase is complete, if token holders wish to appoint a representative other than the issuance administrator—since this constitutes a substantial change to the essential characteristics of the issuance—they must notify the other investors and obtain the express authorization of the National Commission on Digital Assets.

**Minimum and Maximum Transaction Amounts**

The minimum purchase amount in the primary offering of BAES-BRIKO tokens is USD \$1.00 (ONE UNITED STATES DOLLAR), equivalent to the acquisition of a single token.

The total amount of the offering is set at a maximum of USD \$4,300,000.00 (FOUR MILLION THREE HUNDRED THOUSAND UNITED STATES DOLLARS), while the minimum amount required to validate the offering is USD \$2,000,000.00 (TWO MILLION UNITED STATES DOLLARS)

The offering has a period of no more than six months to reach this minimum amount. If the minimum placement amount is not achieved, a refund mechanism will be activated to guarantee investors the recovery of their invested capital. This process will be managed through the trading platform used for the offering, ensuring transparency and efficiency at every stage.

If, at the end of the 6-month placement period, the minimum amount of USD \$2,000,000.00 (TWO MILLION UNITED STATES DOLLARS), the offering will not take effect, and the capital contributed by the initial participants will be fully refunded, in accordance with the provisions of the Relevant Information Document (RID). This mechanism ensures that the project will only be executed if it has the full financing required for its development.

The refund will not include returns, since the issuance will not have gone into operation nor will any cash flows have been generated.

To ensure the transparency and security of the process, the PSAD will manage the return of funds through the refund procedure, which will be carried out as follows:

1. **Notification from the Administrator:**
  - The Administrator will formally notify the Issuer that the minimum required amount was not reached.
  - This notification must be made within the stipulated period of six months from the launch of the public offering.
2. **Notification to Token Holders:**
  - The Issuer Administrator will inform token holders, through the trading platform, of the failure to meet the minimum placement amount.
  - The notification will include details of the refund process and the corresponding timeline.
3. **Transfer of Funds:**
  - The Administrator will transfer the necessary funds to the platform to refund 100% of the capital invested by each token holder.
  - Any generated income will not be included, as no cash flows will have materialized during this initial stage.
  - This transfer will be made within 15 business days from the date of notification to token holders.

	<p>4. <b>Refund Confirmation:</b></p> <ul style="list-style-type: none"> <li>• The Digital Asset Service Provider (PSAD), in this case Banco Atlántida El Salvador, S.A., will be responsible for confirming to the Issuer that the refund process has been fully completed.</li> <li>• Additionally, token holders will receive a detailed receipt through the platform, which will include the refunded amounts and the corresponding dates.</li> </ul> <p>5. <b>Guarantee of Transparency:</b></p> <ul style="list-style-type: none"> <li>• The entire refund process will be recorded on the blockchain platform used for the issuance, providing an immutable record that reinforces investor confidence.</li> <li>• Compliance reports certifying the completion of the process may be issued.</li> </ul> <p>With this structure, PROYECTOS BRIKO, S.A. de C.V. strengthens investor confidence by offering a capital protection mechanism, ensuring the financial viability of the development and compliance with the conditions established in the issuance.</p> <p><b>Custody of Funds and Assets</b></p> <p>Regarding the custody of funds from the sale of tokens: All funds from the sale of tokens will be deposited by investors into the issuance’s escrow account and transferred to the platform.</p> <p>Subsequently, these deposits will be transferred to the issuance’s operating account, which is held in custody and managed by the Bank. It will not be until the sale of the tokens is complete that the funds will be made available to the issuer, upon the issuer’s request and with the Bank’s prior authorization, to continue the project’s operations.</p> <p>Once the deposits from the sale of the real estate units are in the operating account, the bank will hold those funds in custody.</p> <p>Depending on the project’s financial conditions, it will be determined whether it is appropriate to make partial disbursements of returns to investors.</p> <p>Throughout the entire issuance period, the Administrator—that is, Banco Atlántida El Salvador, S.A.—is responsible for the custody and safekeeping of the tokens via the platform. The Administrator is required to document any activity related to the tokens.</p>
<p><b>Rights of the Token Holder</b></p>	<p>Holders of BAES-BRIKO tokens may participate in the distribution of incomes before taxes generated by the development and future commercialization of the Polígono A Project, based on the acquisition of tokens with a face value of USD \$1.00 (ONE UNITED STATES DOLLAR) per token.</p> <p><b>Revenue Distribution Structure</b></p> <ul style="list-style-type: none"> <li>• This offering does not provide for the payment of a fixed interest rate nor does it guarantee a predefined return.</li> <li>• Token holders will be entitled to receive 95% of the available profits, defined as the total revenue obtained from the development and future commercialization, minus marketing costs, operating expenses, and any other priority obligations of the project.</li> </ul> <p>The formula used for dividend distribution is defined as follows:</p> <p><b><i>Accumulated Profits for the Year × 95% (maximum percentage) = Dividends for the Period</i></b></p> <p>This formula provides for the annual distribution of dividends during the project’s implementation phase. However, once the term of the digital asset issuance has expired, the properties have been fully sold, and all financial obligations have been met, 100% of the accumulated profits to date will be distributed.</p> <ul style="list-style-type: none"> <li>• Upon completion of the issuance, all of the company’s assets will be liquidated, and their value will be paid out in cash to investors on a pro-rata basis according to the number of tokens held by each investor at the time of distribution.</li> </ul> <p><b>Terms of Participation and Guarantee</b></p> <ul style="list-style-type: none"> <li>• Incomes before taxes, if any, will be distributed pro rata among token holders based on the number of tokens owned by each investor at the time of distribution. Accumulated incomes before taxes will be distributed at a rate of 95% maximum.</li> </ul> <p>The formula used for the distribution of dividends is defined as follows:</p>

	<p><b>Accumulated Profits for the Year × 95% (maximum percentage) = Dividends for the Period</b></p> <p>This formula provides for the annual distribution of dividends during the project's implementation phase. However, once the term of the digital asset issuance has expired, the properties have been fully sold, and all financial obligations have been met, 100% of the accumulated profits to date will be distributed</p> <p>The issuance is backed by a contract for the assignment of economic rights, which provides an additional security mechanism for investors in the event of default.</p> <p><b>Considerations in the Event of Cancellation or Delisting</b></p> <ul style="list-style-type: none"> <li>• In the event of cancellation of the issuer's registration, delisting of the BAES-BRIKO tokens, or failure to meet the minimum issuance placement requirement, holders will be reimbursed an amount equivalent to the capital invested, with no guarantee of additional returns.</li> <li>• To ensure compliance with these obligations, the Issue Administrator will serve as the trusted third party responsible for supervising and managing the process until the full settlement of the BAES-BRIKO tokens, ensuring transparency and the protection of investors' rights.</li> <li>• The transfer of digital assets acquired by future holders will be verifiable within one business day. Once payment for the tokens and their lawful origin have been verified, ownership of the assets will be transferred to the future purchasers.</li> </ul>
<p><b>Common Representative of the Token Holders</b></p>	<p>Through this Material Information Document, investors are fully aware that by investing in this offering, they accept and designate the Offering Administrator as their common representative, whether for the assignment of economic rights or for the eventual enforcement of the offering's guarantee.</p> <p>The Representative of the tokenholders shall have the following duties:</p> <ul style="list-style-type: none"> <li>• Safeguarding the interests of the tokenholders;</li> <li>• Enforcing the issuance guarantees in the event of default; and</li> <li>• Acting as an intermediary in any communication between the issuer and other parties involved in the issuance.</li> </ul>
<p><b>Distribution of proceeds to token holders</b></p>	<p>Holders of BAES-BRIKO tokens will be entitled to participate in the distribution of profits generated from the sale of real estate units in the Polígono A Project.</p> <p><b>1. Distribution Scheme</b></p> <ul style="list-style-type: none"> <li>• Profits to be distributed will be calculated as total revenue minus operating and administrative costs and any other priority obligations of the project.</li> <li>• 95% of the available profits will be distributed among income token investors, ensuring that their returns are aligned with the project's financial performance.</li> </ul> <p><b>2. Payment Frequency</b></p> <p>Distribution of returns will occur annually starting in 2028, based on the project's performance; this may vary according to the agreement of the company's shareholders, in response to the project's needs.</p> <p><b>3. Token Redemption and Distribution of Proceeds</b></p> <ul style="list-style-type: none"> <li>• The revenue tokens (BAES-BRIKO) will be extinguished once the returns generated by the sales of the real estate units have been fully realized.</li> <li>• Distribution will be made on a pro-rata basis, based on the number of tokens acquired by each investor.</li> <li>• There is no commitment to repay capital, as the investment structure is based on a share of the generated revenue, not on a debt structure.</li> </ul> <p><b>4. Guarantee and Transparency</b></p> <ul style="list-style-type: none"> <li>• The issuance of revenue tokens (BAES-BRIKO) is backed by an economic rights assignment agreement, which provides additional security for investors. The entire distribution process will be managed using blockchain technology on Algorand, ensuring transparency, traceability, and efficiency in the execution of payments.</li> </ul>
<p><b>Call Option</b></p>	<p>The issuance of BAES-BRIKO tokens includes a call option by PROYECTOS BRIKO, S.A. de C.V., which allows it to acquire the issued tokens, in whole or in part, prior to the end of the offering period. The repurchased tokens will be withdrawn from circulation and permanently burned.</p> <p>This option provides the Issuer with the flexibility to adapt to changes in market conditions, adjust its financial structure, optimize liability management, and consolidate control over the project's economic rights.</p>

	<p>The Issuer will notify the National Commission on Digital Assets (CNAD) of the dates, number of tokens, and repurchase prices at least 10 days in advance, ensuring transparency in the process.</p> <p>Criteria for determining whether the issuer will exercise the call option:</p> <ul style="list-style-type: none"> <li>• If market conditions are favorable for the Issuer to exercise the option</li> <li>• Improvement in the financial or cash flow profile that allows for early repayment.</li> <li>• Plans for refinancing at a lower cost.</li> <li>• Corporate strategies (restructuring, mergers, debt optimization).</li> </ul> <p>Investors will be granted a premium on the repurchase value, which will be negotiated between the Issuer and the Investor at the time of the repurchase transaction based on market conditions. This percentage will be fully borne by the Issuer, ensuring that holders of income tokens are not affected by the repurchase option exercised by the Issuer.</p> <p>The buyback will be executed through the Banco Atlántida El Salvador, S.A. platform, in line with market best practices, thereby strengthening investor confidence and security.</p> <p>The buyback and related negotiations will be conducted by mutual agreement between the Issuer and the investors, taking into account market conditions at the time of the potential buyback.</p>
<p><b>Are decentralized ledgers and smart contracts or equivalents used?</b></p>	<p>The Projects in this issuance belonging to Polygon A will use the Algorand blockchain, a scalable and efficient network with processing times of less than 3 seconds per block and reduced costs. Smart contracts based on Algorand Smart Contracts (ASC1) will manage the issuance, transfer, and trading of the tokens, automating revenue distribution and ensuring transparency.</p> <p>The custody and administration of the tokens will be handled by Banco Atlántida El Salvador, S.A., an authorized Digital Asset Service Provider (DASP). To ensure security and reliability, Banco Atlántida El Salvador, S.A. implements:</p> <ul style="list-style-type: none"> <li>• Multi-factor authentication (MFA) and AES-256 encryption to protect access and data.</li> <li>• Continuous monitoring and threat detection to prevent unauthorized access.</li> <li>• Custody of private keys using Secure Multi-Party Computation (MPC), eliminating risks of loss or hacking.</li> </ul> <p>Additionally, the modular architecture of smart contracts allows for updates without affecting the token's functionality, ensuring liquidity and scalability in secondary markets.</p> <p>This technological model provides security, transparency, and efficiency, ensuring investor confidence in the trading of real estate units.</p> <p>The transfer of tokens will be carried out through the platform via the implementation of blockchain technology.</p>
<p><b>Tradability and Secondary Market</b></p>	<p>BAES-BRIKO tokens will have a primary and secondary market available from the start of the issuance. Both markets will be developed and managed on the platform of the Digital Asset Service Provider (PSAD), Banco Atlántida El Salvador, S.A., ensuring transparency, efficiency, and accessibility for investors.</p> <p>The digital platform on which the public offering of the tokens will take place is at the following URL: <a href="http://digitalizadora.banecatlan sv">digitalizadora.banecatlan sv</a></p>
<p><b>Listing</b></p>	<p>The BAES-BRIKO Token will be listed immediately and will be available for trading on the Banco Atlántida El Salvador, S.A. platform. The timeframe for its availability on this platform does not depend on the Issuer, who also assumes no responsibility for the management of the token in these markets.</p>
<p><b>Settlement</b></p>	<p>The economic rights arising from settlements related to the BAES-BRIKO token may be obtained through the main trading platform, managed by Banco Atlántida El Salvador, S.A.</p>
<p><b>Sale Restrictions</b></p>	<p>The token must not be distributed to individuals or legal entities, entities, or countries subject to sanctions according to international sanctions lists.</p>
<p><b>Issue Arranger</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>  CNAD Registration Number: PSAD-0035  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)  Contact Phone: +503 2267-4250 and +503 2267-4411  Contact email: <a href="mailto:info@banecatlan sv">info@banecatlan sv</a></p>
<p><b>Digital Asset Service Provider</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>  CNAD Registration Number: PSAD-0035  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)  Contact Phone: +503 2267-4250 and +503 2267-4411  Contact email: <a href="mailto:info@banecatlan sv">info@banecatlan sv</a></p> <p>Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering.</p> <p>For the operational execution of the issuance and administration of the digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure that provides the platform for the issuance, marketing, and management of the digital assets.</p>

	The digital platform on which the public offering of the tokens will take place is at the following URL: <a href="http://digitalizadora.bancatlan sv">digitalizadora.bancatlan sv</a>
<b>Digital Asset Certifier</b>	<p><b>TR Capital, S.A. de C.V.</b>  Address: Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador.  Website: <a href="https://www.trcapital.net/">https://www.trcapital.net/</a>  CNAD Registration Number: CERT-0003  Designated Contact Person: Héctor Ramón Torres Córdova  Contact phone number: +503 2538-6360  Contact email: <a href="mailto:info@trcapital.net">info@trcapital.net</a></p>
<b>Digital Asset Custodian</b>	<p><b>Banco Atlántida El Salvador, S.A.</b>  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>  CNAD Registration Number: PSAD-0035  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)  Contact Phone: +503 2267-4250 and +503 2267-4411  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p> <p>It is responsible for the custody and administration of digital assets issued under the BAES-BRIKO token. Its primary function is to ensure the security, traceability, and transparency of transactions using blockchain technology, in compliance with applicable regulatory provisions.</p>
<b>Applicable Laws</b>	<p>This issuance is regulated and supported by the applicable regulatory framework in El Salvador, including, but not limited to, the following legal provisions:</p> <ul style="list-style-type: none"> <li>- Digital Asset Issuance Law</li> <li>- Commercial Code</li> <li>- Civil Code</li> <li>- Tax Code</li> <li>- Income Tax Law</li> <li>- Law on the Transfer of Movable Property and the Provision of Services</li> <li>- Commercial Registry Act</li> <li>- Regulations on the Registry of Issuers and Issues</li> </ul>

### Objectives of the Offering

PROYECTOS BRIKO, S.A. de C.V. is launching a tokenized public offering through the issuance of BAES-BRIKO revenue tokens. This offering is structured as an innovative financing strategy based on blockchain technology and digital assets, aligning with best practices in the modern real estate sector.

### Objective of the Offering

The primary purpose of this issuance is:

- o To obtain liquidity to finance the integrated urban complex belonging to the Polígono A Project, ensuring the development and efficient future marketing of the real estate units in each project.
- o To optimize financial management and maximize the project's value by modernizing the financing structure and improving the return on investment.
- o To diversify capital sources, facilitating the participation of both local and international investors in a transparent and accessible model.
- o To reduce costs and time in project execution by eliminating unnecessary intermediaries and streamlining capital raising.
- o Ensure transparency and traceability in resource management through blockchain technology and smart contracts.
- o Offer flexibility and liquidity to investors, allowing for the trading of tokens on authorized secondary markets.

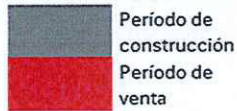
This strategy positions PROYECTOS BRIKO, S.A. de C.V. as a leader in financial and real estate innovation, consolidating its business model with advanced digital tools.

**Project Development:** The projects in this offering consist of an integrated urban complex located in Zone A, which will be named:

- **Amatista Apartments:** This will consist of the development of 3 towers, with 110 residential units per tower.
- **Alvar Apartments:** This will consist of the development of 2 towers, with 154 residential units per tower.
- **Avento:** Consists of the development of 1 tower with 154 residential units, and 14 lots with 56 residential units (4 per lot).

In Zone A, there are other projects already in the development phase that are not included in this offering. Additionally, agreements may be entered into with developers for the execution of residential, commercial, and industrial projects; and this will be carried out as follows:

	2026				2027				2028				2029				2030				2031				2032				2033				2034			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4				
T1																																				
T2																																				
T3																																				
T4																																				
T5																																				
T6																																				
T7																																				
C1																																				
Comercialización																																				



**Tokenization and Financial Innovation**

PROYECTOS BRIKO, S.A. de C.V. has chosen to issue digital assets as a financing mechanism, capitalizing on the advantages of tokenization over traditional methods.

The issuance of BAES-BRIKO tokens offers multiple benefits:

- **Democratization of investment:** It allows for the participation of institutional and retail investors, eliminating traditional barriers to entry in the real estate sector.
- **Greater liquidity:** The tokens can be traded on the secondary market, providing flexibility to investors.
- **Cost reduction:** Blockchain technology streamlines administrative and legal processes, optimizing the project's financial efficiency.
- **Transparency and security:** Traceability on the blockchain ensures that all transactions are immutable and auditable.
- **Favorable regulatory framework:** The issuance operates under El Salvador's Digital Asset Issuance Law (LEAD), ensuring a regulated and trustworthy environment.

Tokenization allows PROYECTOS BRIKO, S.A. de C.V. to not only represent an exclusive investment opportunity but also to drive the growth of the digital economy in El Salvador.

**Opportunity for Investors**

The issuance of BAES-BRIKO tokens opens new opportunities for domestic and international investors, offering investment options tailored to different risk and return profiles.

### Opportunities with the Revenue Token (BAES-BRIKO)

- Participation in incomes before taxes generated by the development and future sale of real estate units in the Polígono A projects, allowing investors to benefit from the project's financial performance.
- Global access via blockchain technology, enabling efficient, transparent investing with an immutable record on the Algorand network.
- Issuance of digital assets backed by a contract assigning economic rights, providing additional security to investors.
- Flexibility and liquidity, with the ability to trade tokens on secondary markets, allowing for partial or full exit from the investment.
- Revenue model aligned with the project's success, where returns depend on the volume of real estate unit sales and real estate market conditions.

### Strategic Impact and Sustainable Development

The issuance of **BAES-BRIKO** tokens not only benefits investors but also generates a positive impact on El Salvador's economy.

With the development of the Polígono A Project, it is expected to:

- To promote real estate investment and job creation in the region.
- To promote financial innovation in the real estate sector, consolidating the use of digital assets as an efficient investment tool.

The vision of PROYECTOS BRIKO, S.A. de C.V. is to transform the District of Nuevo Cuscatlán into a leading destination for tourism and first-class residential development, ensuring long-term capital appreciation and economic benefits.

### Token Price Description

To assess the financial viability of the Polígono A project, it is essential to analyze the performance of revenues, costs, and equity changes during the projected period, which spans from 2025 to 2034. Below, in **Annex V – Financial Projections** of **PROYECTOS BRIKO S.A. DE C.V.**, three key financial statements are presented: the projected Income Statement, Balance Sheet, and Cash Flow Statement. These tables provide a comprehensive view of the project's expected financial performance over this time horizon, which is key to evaluating revenue generation and financial stability.

### Regarding the Income Statement

The Income Statement presents the main categories of monthly revenue, costs, and profits for the Project. This breakdown allows for an evaluation of financial performance on a month-by-month basis, highlighting the generation of operating revenue and the cost structure associated with the project.

### Description of the main categories:

- **Revenue from sales of real estate units in the projects:** This corresponds to the total revenue generated by the future sale of real estate units in the integrated urban complex belonging to the Polígono A project, reflecting the success of the sales strategies implemented.
- **Costs of sales:** These include costs directly associated with the marketing of real estate units, such as infrastructure expenses, essential services, financial costs, tokenization expenses, and other related variable costs.
- **Net Profit:** Represents the project's net operating income after deducting all costs and expenses from the revenue generated.

- **Accumulated Profit:** Shows the accumulation of incomes before taxes generated from the beginning of the period through the current month, providing an overview of the project's overall performance.

### About the Balance Sheet

The Balance Sheet provides a detailed overview of the project's assets, liabilities, and equity for each month. This report is essential for analyzing the project's liquidity, solvency, and financial structure, providing key information for assessing its ability to generate value over time.

#### Description of the main categories:

- **Current Assets:** These represent liquid resources and those easily convertible into cash, such as cash on hand and retained cash. These assets are crucial for covering the project's short-term operations.
- **Non-current assets:** These include assets related to tokenization, such as land, assets under construction, and provisions. These represent long-term investments that are fundamental to the project's execution and sustainability.
- **Liabilities:** These correspond to short-term financial obligations, such as customer prepayments, which must be settled within a specific period to ensure the project's operational cash flow.
- **Equity:** This comprises the project's own resources, including issued tokens, share capital, and retained earnings. This category reflects the residual value for shareholders and its evolution over time.

### About Cash Flow

The projected cash flow provides a detailed view of the project's monthly cash inflows and outflows, offering crucial information on liquidity generation and the project's ability to meet its operational, investment, and financing obligations over time. This analysis allows for an assessment of the project's financial sustainability and its ability to generate net value for investors.

#### Description of the main categories:

- **Net Income for the Period:** Represents the net result of operations at the end of each month, reflecting net income before adjusting for cash movements.
- **Operating cash flow:** Includes cash inflows and outflows directly derived from the project's operating activities, such as payments related to the sale of real estate units and associated operating costs.
- **Investing cash flow:** Comprises cash outflows intended for the acquisition of non-current assets, such as land, construction in progress, and other assets related to tokenization. This category reflects the investments made to ensure the project's viability and development.
- **Financing cash flow:** Details cash inflows and outflows related to financing activities, such as token issuance and equity management. This cash flow is key to understanding how the project obtains the resources necessary for its development.
- **Ending Cash Balance:** Shows the available cash balance at the end of each month, taking into account net changes in operating, investing, and financing cash flows. This item is essential for monitoring the project's liquidity.

### Underlying Asset

The underlying asset of the BAES-BRIKO token issuance consists of future cash flows generated from the development and future sale of real estate units within the integrated urban complex belonging to the Polígono A project. These real estate development projects will be strategically located, offering a unique appeal to investors and buyers interested in exclusive properties within a high-appreciation environment.

### Guarantee for Investors

To ensure investor security and confidence, PROYECTOS BRIKO, S.A. de C.V. has established mechanisms to back the BAES-BRIKO token issuance, which is secured by a contract for the assignment of economic rights, providing investors with an additional safeguard in the event of default.

This guarantee structure has been designed to enhance the project's transparency and financial security, ensuring that, in the event of any contingency, the proceeds from the development and future sale of the project's real estate units will be used exclusively to fulfill the commitments made to investors.

### **Performance Factors and Associated Risks**

Future cash flows from the activities of the Polígono A Project are directly linked to the following factors:

- **Marketing strategy:** The implementation of an effective marketing strategy that optimizes market absorption and maximizes profitability.
- **Real estate market conditions:** The evolution of demand and prices in the Nuevo Cuscatlán area, ensuring the project's competitiveness relative to other developments.
- **Project infrastructure and amenities:** The establishment of the Polígono A Project as a premier residential destination, driving interest from investors and end buyers.
- **Financial and operational management:** The proper administration of the resources generated by the development and the future marketing of the project's real estate units, aligning the revenue stream with the commitments assumed in the offering.

These factors directly determine the issue's profitability potential, representing both opportunities for value creation and inherent risks that must be considered by investors.

### **Contractual and Financial Backing**

The contracts and financial projections underpinning the development of the integrated urban complex belonging to the Polígono A project are documented to provide transparency and backing for the offering.

- **Contractual structure:** The economic rights assignment agreement establishes the conditions under which the revenue generated from the sale of the real estate units will be allocated to investors.
- **Financial projections:** Financial models have been developed that include estimates of revenue, marketing costs, and operating expenses, in order to assess the project's viability and its ability to generate future cash flows.
- **Traceability and legal certainty:** The documentation supporting the issuance is aligned with the applicable regulatory framework in El Salvador, ensuring that the project complies with the provisions of the Digital Asset Issuance Law (LEAD) and other relevant regulations.

This contractual and financial approach guarantees the protection of investors' rights, providing a solid framework for the management and distribution of revenues derived from the integrated urban complex belonging to the Polígono A project.

### **Buyback Option**

The issuance of BAES-BRIKO tokens includes a buyback option by the issuing entity, PROYECTOS BRIKO, S.A. de C.V., providing a flexible mechanism that allows it to acquire the issued tokens at any time during the term of the issuance, in accordance with its financial and operational strategy; this option is subject to prior acceptance by investors.

### **Objectives of the repurchase option**

The repurchase option is designed as a tool that allows PROYECTOS BRIKO, S.A. de C.V. to:

- Adjust its financing structure, adapting to the specific needs of the project throughout its execution.
- Optimize liability management, maintaining a sustainable financial balance that supports the project's success and the potential distribution of incomes before taxes to investors.
- Adapt to changing market conditions, with the flexibility to respond to situations such as:
  - Access to more cost-effective sources of capital.
  - The need to consolidate the project's economic rights.
  - Opportunities for financial restructuring that improve operational efficiency.

#### **Mechanism and Conditions of the Repurchase**

If the issuer decides to exercise the repurchase option, the process will include the following conditions:

- **Administrative Fee:** Investors will be granted a premium on the buyback value, which will be negotiated between the Issuer and the Investor at the time the buyback transaction is executed, based on market conditions. This percentage will be borne entirely by the Issuer, ensuring that token holders are not affected by the Issuer's exercise of the buyback option.
- **Transparent and efficient management:** The buyback will be executed through the platform of Banco Atlántida El Salvador, S.A., ensuring:
  - Operational efficiency in the execution of the process.
  - Full transparency at every stage of the buyback.
  - Alignment with best market practices to protect the interests of all participants.

#### **Benefits of the Buyback Option**

The inclusion of this option reinforces PROYECTOS BRIKO, S.A. de C.V.'s commitment to transparency, financial sustainability, and strategic adaptability. Key benefits include:

1. **Flexibility for investors and the issuer:** It allows the issuer to adjust its financial structure while offering investors the peace of mind of a structured and reliable mechanism.
2. **Financial balance and sustained operations:** It prevents negative impacts on the project's financial structure, ensuring that resources are managed efficiently.
3. **Protection of investors' interests:** The administrative fee structure ensures that the buyback does not disadvantage those who choose to hold onto their tokens, promoting equity within the project.

#### **Financial Viability Factors** of the Integrated Urban Complex Belonging to the Polígono A Project

The projects within Polígono A represent a strategic and robust opportunity within El Salvador's high-impact real estate market. This development has been designed to attract domestic and international investors interested in exclusive properties with access to high-quality residential and commercial infrastructure.

The issuance of BAES-BRIKO tokens supports this initiative, providing a diversified financial foundation that ensures the project's sustainability and strengthens investor confidence. The following highlights the key factors underpinning the project's economic and strategic viability:

#### **1. Marketing and Appreciation Strategy**

PROYECTOS BRIKO, S.A. de C.V. implements a comprehensive revenue-generation strategy based on the development and future marketing and appreciation of the real estate units within the real estate developments in Polygon A.

The strategy includes:

**Future marketing of real estate units:**

The future marketing of real estate units within the integrated urban complex belonging to the Polígono A project, distributed across 6 towers and 14 lots comprising more than 800 real estate units, tailored to market needs.

- Designed for investors seeking luxury and comfortable developments in the Nuevo Cuscatlán area, as well as quick access to the city of San Salvador and other commercial zones.
- Basic infrastructure guaranteed, including paved roads, potable water, and electricity.
- Segmented marketing to optimize prices and market absorption.
- **Capital gains and appreciation of the development:**
  - Improvements in infrastructure and growth in the real estate sector will drive the progressive appreciation of the property and its buildings
  - The strategic location in the Nuevo Cuscatlán District guarantees sustained high demand over time.

This strategy ensures sustainable and scalable revenue, providing the flexibility needed to adapt to market changes and guaranteeing attractive returns for investors.

## **2. Efficient Project Management**

The integrated urban complex within the Polígono A project is focused on operational optimization and maximizing the development's value, ensuring effective execution at every stage. This includes:

- Marketing strategies targeting domestic and international investors, promoting the project as a unique real estate opportunity.
- Infrastructure development and maintenance, ensuring the project's appeal and competitiveness in the market.
- Efficient resource management, with a financial model designed to ensure the sustainability of the development.

## **3. Financial Sustainability and Scalability**

The strategic segmentation of real estate units allows for balancing immediate revenue with sustainable cash flows in the medium term. The flexibility to adjust prices according to market conditions ensures that the integrated urban complex belonging to the Polígono A project can capitalize on emerging opportunities, ensuring its financial viability and scalability for future projects.

## **4. Market Opportunities**

The integrated urban complex belonging to the Polígono A project is positioned as an exclusive, high-demand real estate development, thanks to its:

- **Strategic Location:** Nuevo Cuscatlán is one of the most attractive areas in El Salvador for luxury housing, commerce, and tourism, thanks to its strategic location, which is rich in residential developments and commercial areas.
- **Sustained Growth:** The expansion of the tourism and real estate sectors in the region is driving demand for properties in this area.

These characteristics establish Polígono A as an attractive opportunity for investors, with a financial model structured to maximize value and security.

## 5. Projected Profitability

For the marketing of the real estate units in the integrated urban complex belonging to the Polígono A project, a conservative scenario has been considered for the project's sales projections, supported by profit margins that guarantee sustainable cash flows and a return on investment aligned with the demand of the luxury real estate market in Nuevo Cuscatlán. Furthermore, the progressive appreciation of the properties provides a solid foundation for the project's long-term financial sustainability, offering competitive and attractive returns for investors.

Polígono A combines technological innovation, strategic diversification, and efficient management, establishing itself as a solid investment opportunity aligned with the future of the real estate sector in El Salvador.

### Properties Related to the Offering

The integrated urban complex belonging to the Polígono A project features more than 800 real estate units distributed across 6 towers and 14 lots. The development and future marketing of these properties will generate the cash flows necessary for the project's development and fulfillment of its financial obligations. This real estate development is strategically located in Nuevo Cuscatlán, El Salvador, offering an attractive environment for investors and buyers interested in exclusive properties with high appreciation potential.

The projects in this offering belonging to Polígono A, as specified at the beginning of this DIR, will be developed on land with a total area of 142,878.55 square meters, with a total construction area of 39,932.89 square meters, belonging to the project known as Polygon A, and will consist of an integrated urban complex designed for modern living, offering a variety of real estate options to meet different needs.

The land on which the aforementioned integrated urban complex—part of the Polígono A project—will be developed is duly registered in the El Salvador Real Estate and Mortgage Registry under the following registration numbers: 30377570-00000 and 30293361-00000, located in the District of Nuevo Cuscatlán, municipality of La Libertad Este, department of La Libertad. The aforementioned properties are currently registered in the name of the issuing company, **Proyectos Briko, S.A. de C.V.**, in order to provide greater legal certainty to investors.

The overall Polígono A project will have a total construction area of 65,342.86 square meters, including the towers and lots in this offering and other apartment towers to be developed simultaneously, which are not part of this offering.

### Current status and list of project permits:

No.	PERMITS FOR POLYGON A	STATUS	Issuing Authority	DATE OF DECISION
1	Project Feasibility. Site evaluation, building line, and	APPROVED	Municipal Government of Nuevo Cuscatlán	11/15/2023

	stormwater drainage feasibility.			
2	Project Feasibility. Site evaluation, building line, and stormwater drainage feasibility.	APPROVED	Municipal Government of Nuevo Cuscatlán	02/07/2024
3	Project Feasibility. Site evaluation, building line, and stormwater drainage feasibility. Access Road to Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	02/08/2024
4	Road Review and Zoning Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	March 13, 2024
5	Permit for pruning and/or cutting down trees and shrubs. Access Road to Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	04/09/2024
6	Logging Permit Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	April 22, 2024
7	Dirt Road Permit Polygon A	APPROVED	Municipal Government of Nuevo Cuscatlán	03/22/2024
8	Tree Felling Permit, Zone A	Approved	Municipal Government of La Libertad Este – Nuevo Cuscatlán District	6/5/2025

9	Building Permit.	APPROVED	Municipal Government of La Libertad Este. District of Nuevo Cuscatlán	December 6, 2024
10	Building Permit Development Works, Polygon A, Ambar Towers 1, 2, and 3.	APPROVED	Municipal Government of La Libertad Este. District of Nuevo Cuscatlán	12/11/2024
11	Technical Report, Environmental Permit for Location and Construction.	APPROVED	Ministry of Environment and Natural Resources.	29/7/2024

The permits described above will be attached as appendices to this Relevant Information Document. See Appendix VIII. Building Permits.

#### Structure by Type of Towers and Their Residential Units.

The projects have been segmented by towers and lots, which are distributed across different typologies, allowing for diversified revenue opportunities and maximizing the average price per project. The characteristics of each tower are detailed below:

Nombres de las Torres y lotes	Torre	Unidades	Precio por Venta (Por Unidad)	Precio de Venta ( Por torre)
Amatista Apartamentos	1	110	\$365,397.00	\$40,193,692.00
	2	110	\$327,215.00	\$35,993,692.00
	3	110	\$365,397.00	\$40,193,692.00
Alvar Apartamentos	4	154	\$222,836.00	\$34,316,716.00
	5	154	\$222,836.00	\$34,316,716.00
Avento (Torre y Lotes)	6	154	\$222,836.00	\$34,316,716.00
	7 ( 14 Lotes)	56	\$430,000.00	\$24,080,000.00
Total		848		\$ 243,411,224.00

**However, it should be noted that these projections may be subject to change, provided such changes do not adversely affect the financial results of the project.**

In the event of any changes, the issuer will notify all interested parties, including the CNAD

#### General Revenue Projection

The projects in this offering, pertaining to the integrated urban complex within the Polígono A project, have adopted a conservative scenario for the project's sales projections, based on the future sale of more than eight hundred real estate units from the real estate development projects within the integrated urban complex belonging to the Polígono A project.

This diversified approach ensures immediate revenue from sales, while the project's progressive appreciation

maximizes returns for investors.

Polígono A not only represents an innovative alternative in the Salvadoran real estate sector but also drives the country's economic development through a modern, transparent, and sustainable financial strategy.

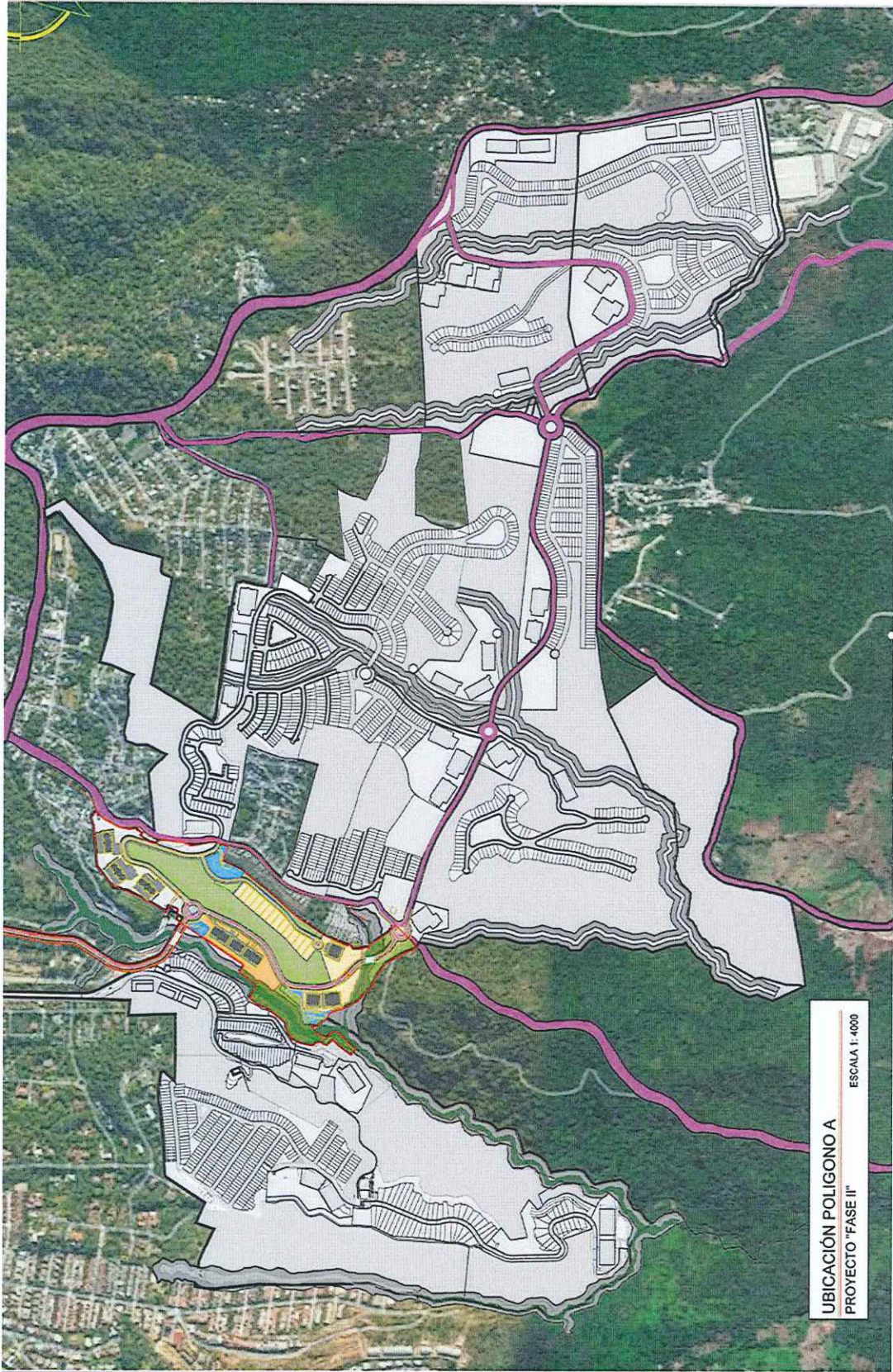
### Project Visualization

Below are the official plans and renderings of the Polígono A Project, providing a detailed view of its design, layout, and exclusive amenities. These images illustrate the design of the towers, as well as the common areas and recreational spaces. They highlight the project's integration with its natural surroundings and its focus on a luxury lifestyle.

The integrated urban complex belonging to the Polígono A Project, located in the Nuevo Cuscatlán District, has been designed to offer an unparalleled residential and tourist experience, with a wide range of amenities that guarantee comfort, exclusivity, and connectivity for its residents and investors.

These plans and renderings allow you to visualize the planned infrastructure and the quality of the development, ensuring that every aspect of the integrated urban complex belonging to the Polígono A project meets the highest standards of urban planning and sustainability.

TOWER	AREA (SQ. M)	PRICE (USD)	TOTAL PRICE (USD)
1	110	200,000.00	22,000,000.00
2	110	200,000.00	22,000,000.00
3	110	200,000.00	22,000,000.00
4	110	200,000.00	22,000,000.00
5	110	200,000.00	22,000,000.00
6	110	200,000.00	22,000,000.00
7	110	200,000.00	22,000,000.00
8	110	200,000.00	22,000,000.00
<b>TOTAL</b>	<b>880</b>	<b>1,600,000.00</b>	<b>176,000,000.00</b>



# Ubicación Polígono A



## Token Guarantees

The issuance of BAES-BRIKO tokens is backed by a cash flow assignment agreement, providing an additional layer of security for investors.

Future cash flows generated by the development and sale of real estate units distributed across real estate projects constitute the source of income for holders of these tokens.

Throughout the term of the issuance, these cash flows will be allocated exclusively to fulfilling the established obligations, reinforcing the trust and traceability of the financial model.

### Commitment to transparency and sustainability

This guarantee structure has been designed to ensure that any incomes before taxes derived from the Polígono A Project, if any, are managed in a structured and traceable manner. The economic rights assignment agreement strengthens the security of the issuance and protects investors' economic rights, ensuring that the cash flows generated remain exclusively tied to the fulfillment of the obligations established in the issuance.

### Contractual restrictions to ensure cash flows from the underlying assets

To ensure that the cash flows from the underlying assets affected by this issuance are used exclusively to fulfill obligations to BAES-BRIKO PROYECTOS BRIKO, S.A. de C.V. token holders, the company establishes the following contractual conditions:

#### 1. Financial Restrictions

- **Prohibition on the assignment of cash flows:** The revenues generated by the development and future sale of the real estate units in the real estate development projects in Polygon A may not be assigned, encumbered, or committed to another creditor. This ensures that the projected cash flows are retained in full to meet the obligations of the issuance.

#### 2. Non-financial restrictions

- **Management of underlying assets:** Incomes before taxes resulting from the fiscal year, which will depend on the acquisition, development, and future sale of the integrated urban complex belonging to the Polígono A project and, where applicable, the execution of agreements with developers for the execution of residential, commercial, and industrial projects in accordance with the terms defined in the BAES-BRIKO token issuance.

#### For revenue tokens (BAES-BRIKO):

The profits generated from the fiscal year, which will depend on the acquisition, development, and future marketing of the integrated urban complex belonging to the Polígono A project and, where applicable, the formalization of agreements with developers for the execution of residential, commercial, and industrial projects, may be distributed among BAES-BRIKO holders.

- The distribution of income will be subject to the execution of the development and marketing plan and the availability of cash flows, ensuring that the project's financial obligations are met before any payments are made to income investors.
- **Asset Maintenance:** PROYECTOS BRIKO, S.A. de C.V. undertakes to maintain the underlying assets in optimal condition, making the necessary investments to ensure their continued development and the generation of projected income.

## Do's and Don'ts

### Do:

- Ensure the proper execution and development of the project.
- Ensure that the cash flows generated by the underlying assets are deposited into segregated accounts, intended exclusively for the fulfillment of the obligations of the Offering.
- Provide quarterly reports to token holders on the financial status of the underlying assets and the income generated.

### Don'ts:

- Do not tax, assign, or encumber the revenues generated by the development and future sale of the real estate units with third parties in a manner that affects compliance with the obligations of the issuance.
  - To ensure compliance with the above, an Account Management Agreement will be signed between the Issuer and the Issue Administrator, the purpose of which will be the management of the bank accounts of PROYECTOS BRIKO, S.A. de C.V. held at Banco Atlántida El Salvador, S.A., which will manage the cash flows arising from the issuance of BAES-BRIKO tokens, resulting from the sale of Digital Assets and their operation.
- Do not modify the terms of development and/or marketing contracts in a way that negatively affects projected cash flows.

These restrictions and conditions will be managed directly by the issuing company, which will assume responsibility for ensuring compliance. This framework ensures that the revenues generated by the development and future marketing of the real estate units are managed transparently and are used exclusively to meet the obligations of the issuance, thereby strengthening investor confidence.

## Supervision and Transparency

PROYECTOS BRIKO, S.A. de C.V. will be responsible for ensuring compliance with these provisions, implementing internal oversight mechanisms and ensuring that the established conditions are maintained throughout the term of the issuance. This approach reinforces investor confidence and promotes the project's sustainability.

## Additional Protective Measures

To ensure the transparency, sustainability, and protection of the cash flows resulting from the annual operations—which will depend on the acquisition, development, and future commercialization of the integrated urban complex belonging to the Polígono A project and, where applicable, the formalization of agreements with developers for the execution of residential, commercial, and industrial projects—the company will implement the following additional measures:

### 1. External audits

PROYECTOS BRIKO, S.A. de C.V. undertakes to conduct annual external audits to verify compliance with the obligations arising from the issuance and to ensure that the revenues generated by the development and marketing of the real estate units of the real estate projects within the integrated urban complex belonging to the Polígono A project are used exclusively to fulfill the commitments to BAES-BRIKO token holders.

These audits will focus on:

- The proper management of cash flows.
- The proper allocation of revenues in accordance with the provisions of the Economic Rights

## 2. Transparency and Security

The issuance is complemented by the use of blockchain technology, which ensures that all transactions related to the financial flows of the integrated urban complex belonging to the Polígono A project are transparent, traceable, and immutable. This includes:

- The recording of economic rights generated by the development and marketing of the real estate units in the projects.
- The automation of processes related to the issuance through smart contracts, operating on the Algorand blockchain under the Algorand Smart Contracts (ASC1) standard.

## 3. Active Oversight

To strengthen the protection of investors' rights, the issuance administrator and the issuance certifier will be responsible for submitting quarterly reports detailing the financial status of the real estate units, the project's progress, and the cash flows generated.

### **Minimum and Maximum Issuance Amounts**

#### **Revenue Token (BAES-BRIKO)**

- Total issuance amount: USD \$4,300,000.00 (FOUR MILLION THREE HUNDRED THOUSAND UNITED STATES DOLLARS).
- Minimum amount required for the issuance to be valid: USD \$2,000,000.00 (TWO MILLION UNITED STATES DOLLARS).
- If the project does not generate sufficient revenue to make distributions to BAES-BRIKO holders, there will be no contractual obligation to make payments.

This structure is designed to protect investors' funds, ensuring the transparency and financial security of the offering, and guaranteeing that payments are made in accordance with the priorities established in the project's structure.

In the event that the minimum required amount is not reached within the stipulated 6-month period, and if the minimum placement is not achieved, the refund process to investors will proceed.

The refund process will be managed efficiently and transparently through the marketing platform, following these steps:

#### **Refund Process.**

If, at the end of the 6-month placement period, the minimum amount of USD \$2,000,000.00 (TWO MILLION UNITED STATES DOLLARS), the offering will not take effect, and the full amount of capital contributed by the initial participants will be refunded, in accordance with the terms and conditions set forth in the Relevant Information Document (RID). This mechanism ensures that the project will only be executed if it has the full financing required for its development.

The refund will not include returns, since the issuance will not have gone into operation nor will any cash flows have been generated.

To ensure the transparency and security of the process, the PSAD will manage the return of funds through the following procedure:

### **1. Notification from the Administrator:**

The Administrator will formally notify the issuer that the minimum amount required from the issuer was not reached within the stipulated six-month period. This notification will mark the start of the refund process.

### **2. Notification to Token Holders:**

The issuance administrator will inform token holders of the failure to reach the minimum amount through the trading platform. The notification will include details of the process and the estimated timeline for refunds.

### **3. Transfer of Funds:**

The Administrator will transfer to the trading platform the funds necessary to reimburse 100% of the invested capital to each token holder. This reimbursement will be made within a period of no more than 15 business days from the notification to token holders.

### **4. PSAD Confirmation:**

The Digital Asset Service Provider (PSAD) will notify the issuer that the refund process has been 100% completed. Additionally, token holders will receive a receipt certifying the full return of their investment.

### **5. Recording on the Platform:**

The entire refund process will be recorded on the blockchain platform used for the issuance, ensuring the traceability and immutability of transactions related to the refund.

This framework ensures that investors are protected against potential contingencies related to the placement of the issuance, reinforcing transparency and confidence in the integrated urban complex belonging to the Polígono A project.

### **Access to Secondary Markets and Flexibility for Investors**

The structure of the issuance includes the possibility of trading on secondary markets, facilitated through the platform of Banco Atlántida El Salvador, S.A. This provides liquidity to investors, allowing them to flexibly manage their holdings during the term of the issuance.

In this regard, the mention of the possibility of trading on secondary markets does not imply the automatic involvement of other PSADs or platforms.

### **Term of the Issuance and Structuring**

The BAES-BRIKO token issuance will have a term of up to 108 months, at the end of which each token will be settled and extinguished in accordance with its respective terms and financial obligations within the Project. PROYECTOS BRIKO, S.A. de C.V. will pay investors the remaining returns, as well as all cash resulting from the future sale of the Project, in proportion to their respective investments in the Offering and as it receives the proceeds from the sale of the real estate units. Any additional returns generated after the full marketing of said units will be paid on an annual basis.

Holders of BAES-BRIKO will participate in the distribution of profits resulting from the fiscal year, which

will depend on the acquisition, development, and future marketing of the integrated urban complex belonging to the Polígono A project and, where applicable, the execution of agreements with developers for the implementation of residential, commercial, and industrial projects.

- The distribution of proceeds will continue throughout the term of the offering, subject to the project's financial performance.
- After the final distribution of available incomes before taxes, the tokens will be burned, marking the end of the issuance, provided that no additional returns remain to be generated from the full sale of the real estate units.

### **Special Conditions for Token Delisting**

PROYECTOS BRIKO, S.A. de C.V., as the issuing entity, reserves the right to burn issued tokens exclusively under exceptional circumstances that may compromise the security, integrity, or viability of the issuance. These circumstances include, but are not limited to:

- **Cyberattacks or security breaches:** Incidents affecting the integrity of the blockchain platform on which the issuance is executed, jeopardizing the traceability and security of the tokens.
- **Requirements from regulatory or law enforcement authorities:** Compliance with binding legal rulings that require adjustments to the issuance or the removal of tokens to align the project with local or international regulations.
- **Unforeseen events or force majeure:** Extraordinary situations that make it impossible to continue the issuance or meet its financial objectives, such as natural disasters, substantial regulatory changes, or severe operational failures.

### **Token Redemption and Refund Process**

Should it become necessary to exercise this authority, a transparent and structured procedure will be activated to ensure the proper return of funds to investors, in accordance with the following steps:

#### **1. Identification of the Circumstance**

- PROYECTOS BRIKO, S.A. de C.V. will evaluate the exceptional situation justifying the token buyback, taking into account technical, legal, and financial advice.

#### **2. Internal Authorization and Notification**

- The token cancellation will require approval by the Issuer's Board of Directors, with documented evidence of the necessity of the measure.
- Investors will be notified via the Banco Atlántida El Salvador, S.A. platform, detailing:
  - The reason for the cancellation of the tokens.
  - The timeline and steps to follow for the refund.

#### **3. Calculation and audit of the refund**

The redemption process, if necessary, will be calculated and audited by an independent third party to ensure transparency, fairness, and compliance with the conditions established in the issuance.

- Since the issuance of BAES-BRIKO tokens does not entail a contractual obligation for fixed payments, there is no automatic refund of the invested capital.

Investors will receive only the profits resulting from the annual fiscal year, which will depend on the acquisition, development, and future commercialization of the integrated urban complex belonging

to the Polígono A project and, where applicable, the formalization of agreements with developers for the execution of residential, commercial, and industrial projects.

- In the event that sufficient revenue is not generated to distribute profits, there will be no return of capital or guaranteed refund.
- The audit of the process will ensure that any distribution of net income has been carried out in accordance with the established terms, ensuring the proper execution of the financial model.

#### 4. Transfer of Funds

- PROYECTOS BRIKO, S.A. de C.V. will transfer to Banco Atlántida El Salvador, S.A. the funds necessary to process the refunds within a maximum of 15 business days following official notification.
- Refunds will be made directly to the bank accounts or digital wallets registered by investors on the platform.

#### 5. Refund Confirmation

- Banco Atlántida will confirm the completion of the process, notifying both the investors and the Issuer.
- Each investor will receive a digital receipt detailing the refunded amount and any adjustments applied.

### Security and Transparency

The issuance of **BAES-BRIKO** tokens is backed by blockchain technology based on the Algorand network, utilizing the Algorand Smart Contracts (ASC1) standard, which ensures traceability, immutability, and security in token management. This framework strengthens investor confidence in the project and provides a clear framework for addressing any contingencies that may arise during the term of the issuance.

This issuance design balances flexibility and security, ensuring that any decisions made in response to exceptional events are carried out with the highest level of transparency and protection of investors' interests.

### Token Trading Platform

The issuance and trading of BAES-BRIKO tokens will take place through the platform of Banco Atlántida El Salvador, S.A., an authorized Digital Asset Service Provider (DASP), ensuring a regulated, efficient, and transparent investment environment.

For the operation and management of the issuance, Banco Atlántida El Salvador, S.A. will use its platform, ensuring a robust technological infrastructure for the issuance, trading, and administration of digital assets.

### Token Marketability

**BAES-BRIKO** tokens will have a primary and secondary market available from the start of the issuance. Both markets will be developed and managed through the platform of the Digital Asset Service Provider (PSAD), Banco Atlántida El Salvador, S.A., ensuring a regulated, efficient, and transparent investment environment for participants.

For the operation and technical administration of the issuance, Banco Atlántida El Salvador, S.A. will use its platform, which will provide investors with:

- **Transparency and traceability:** All transactions will be recorded on the Algorand blockchain,

- guaranteeing an immutable and auditable record of each transaction.
- **Global accessibility:** It will allow for the participation of domestic and international investors, facilitating the buying and selling of tokens without geographic restrictions.
- **Secondary market liquidity:** Investors will be able to freely trade their tokens on the platform, allowing for flexibility in managing their investments.
- **Operational efficiency:** Transactions will be executed quickly and securely, optimizing costs and reducing the need for traditional financial intermediaries.

With this structure, PROYECTOS BRIKO, S.A. de C.V. reaffirms its commitment to financial innovation and the modernization of the real estate sector, offering a digital asset with access to liquidity, security, and transparency within a regulatory framework.

### **Smart contracts and technology to be used**

The issuance of BAES-BRIKO tokens by PROYECTOS BRIKO, S.A. de C.V. is backed by the technology of Banco Atlántida El Salvador, S.A., a Digital Asset Service Provider (PSAD) authorized by the National Commission on Digital Assets (CNAD).

For the operation and technical administration of the issuance, the Banco Atlántida El Salvador, S.A. platform guarantees a secure and efficient digital environment for the management of digital assets.

The platform operates on the Algorand blockchain, ensuring security, transparency, and efficiency in the issuance, trading, and custody of digital assets, in alignment with regulatory standards and market best practices.

#### **1. Blockchain Infrastructure and Security**

**BAES-BRIKO** tokens are built on the Algorand blockchain, a network known for its high speed, scalability, and advanced security. The key benefits of this technology include:

- Low transaction fees, which optimize returns for investors.
- Fast confirmation times, ensuring efficient transactions without delays.
- A Proof-of-Stake (PoS) consensus mechanism, which enhances the sustainability and decentralization of the ecosystem.
- Automated smart contracts, which manage the economic rights derived from the sale of real estate units in the Polígono A project, ensuring the enforcement of rules established at issuance.

Banco Atlántida El Salvador, S.A.'s technology integrates a decentralized and modular architecture that allows for the auditing and monitoring of each transaction, ensuring that all operations within the ecosystem are verifiable and transparent.

#### **2. Secure Identity Management and Compliance**

To ensure compliance with Know Your Customer (KYC) and Anti-Money Laundering (AML) regulations, Banco Atlántida El Salvador, S.A. implements advanced security protocols:

- A decentralized digital identity (DID) system, which validates the identity of investors and participants in the issuance.
- AES-256 encryption for the protection of private keys and user credentials.
- Monitoring of email addresses using risk analysis tools, preventing suspicious transactions and ensuring the integrity of digital assets.

These processes ensure that only properly verified investors can acquire and trade **BAES-BRIKO** tokens, thereby strengthening the transparency and security of the ecosystem.

### 3. Creation and Management of Digital Wallets

The issuance and management of **BAES-BRIKO** tokens are carried out through internal digital wallets within the Banco Atlántida El Salvador, S.A. platform, following a secure process based on the following steps:

- a) Generation of a blockchain address and a unique private key.
- b) Encryption of the private key with AES-256, ensuring the protection of digital assets.
- c) Storage in certified key vaults, minimizing the risk of unauthorized access.
- d) Destruction of the unencrypted private key in memory, reducing vulnerabilities.
- e) These measures guarantee the security and traceability of each digital asset within the Polígono A ecosystem.

### 4. Disaster Recovery and Business Continuity Plan

To mitigate technological risks, Banco Atlántida El Salvador, S.A. has a Disaster Recovery Plan (DRP) that ensures the uninterrupted operation of the platform in the event of technological failures or critical incidents.

Among the strategies implemented are:

- Automatic backups and data replication across multiple secure servers.
- Contingency plans in the event of cyberattacks or operational disruptions.
- Rapid response protocols, with defined roles and procedures to ensure service continuity.

This infrastructure allows all operations with **BAES-BRIKO** tokens to be carried out with confidence and stability, minimizing the risk of disruption.

### 5. Validation and Monitoring Mechanisms

Banco Atlántida El Salvador, S.A., manages a digital ecosystem in which every **BAES-BRIKO** token transaction is traceable and verifiable in real time, ensuring that the economic rights generated by the sale of real estate units are correctly allocated to investors.

Key functions include:

- Regulatory oversight in accordance with CNAD regulations.
- Validation of each transaction on the Algorand blockchain prior to its final execution.
- An auditable record of all transactions, providing investors with full transparency and access to relevant information about the offering.

### Conclusion: A robust and secure ecosystem

Banco Atlántida El Salvador, S.A. positions itself as one of the leading platforms for digital asset management in El Salvador, combining security, advanced technology, and regulatory compliance to ensure investor confidence in the issuance of **BAES-BRIKO** tokens.

For the operation and technical management of the issuance, Banco Atlántida El Salvador, S.A. utilizes its own platform, ensuring an efficient infrastructure for the issuance, marketing, and custody of digital assets.

The combination of the Algorand blockchain, the BAES platform's technology, advanced security protocols, and strict regulatory compliance reinforces the robustness of the issuance, ensuring that investment in the Polígono A Project is managed with maximum efficiency, transparency, and protection for investors.

## 8) USE OF FUNDS

## Use of Funds

The primary objective of the token issuance by PROYECTOS BRIKO, S.A. de C.V. is to allow investors to participate in the economic rights generated by the development and marketing of the real estate projects within the integrated urban complex belonging to Polígono A, strategically located in the District of Nuevo Cuscatlán. This real estate development seeks to establish itself as a benchmark in innovation, exclusivity, and sustainability, combining contemporary design with a privileged natural environment.

The offering leverages El Salvador's regulatory framework, such as the Digital Asset Issuance Law (LEAD), to attract both local and foreign investment, offering an innovative alternative for participation in the real estate sector without the need to directly purchase a property.

## Strategic Objectives of the Offering

1. **Participation in the revenues of the integrated urban complex belonging to the Polígono A project.**
  - To allow investors to access the profits generated by the development and marketing of Polígono A's real estate projects, aligning their returns with the project's financial performance.
  - Ensure that revenue distribution is carried out efficiently and in a regulated manner, using blockchain technology and smart contracts to ensure transparency and fairness in payments.
2. **Optimization of the financial structure:**
  - Improve the project's liquidity by optimizing its financing and ensuring execution aligned with the company's strategic objectives.
3. **Guarantee of transparency and security:**
  - Implement blockchain technology to record all transactions, ensuring traceability, immutability, and trust for investors.
4. **Revitalizing the company and modernizing operations:**
  - Position PROYECTOS BRIKO, S.A. de C.V. as a leader in innovation within the real estate sector.
5. **Access to secondary markets:**
  - Enable the trading of tokens on authorized secondary markets, providing greater flexibility and liquidity to investors.
6. **Cost efficiency and reduced intermediation:**
  - Minimize administrative and operational costs associated with traditional financing models, allowing a greater percentage of the funds raised to be allocated to project development.
7. **Leveraging the regulatory environment:**
  - Maximize the benefits of El Salvador's regulatory framework, establishing real estate asset tokenization as a reliable and efficient financing alternative.

The issuance of **BAES-BRIKO** tokens represents an innovative opportunity for investors seeking to participate in an exclusive real estate development backed by a solid and transparent financial structure. Furthermore, it contributes to the country's economic growth by modernizing the real estate sector and adopting advanced financial technologies.

## Internal Control of Fund Management

To ensure the efficient and transparent management of funds raised through the issuance of **BAES-BRIKO** tokens, PROYECTOS BRIKO, S.A. de C.V. will implement an internal control framework aligned with best financial and regulatory practices:

#### **1. Deposit and Custody of Funds**

- The funds raised will be deposited into segregated accounts under the control of the Administrator and subject to external audits, ensuring transparent and secure management.
- These funds may only be used to fulfill the objectives of the issuance, as stipulated in the Relevant Information Document (RID).

#### **2. Authorization System**

- All disbursements will require approval from at least one hierarchical level within the organization, including the Finance Manager and/or Legal Representative.
- Each transaction must be supported by documentation justifying its purpose and alignment with the objectives of the issuance.

#### **3. Supervision by the Issuance Administrator**

- The issue administrator, authorized by the National Commission on Digital Assets (CNAD), will supervise the use of the funds and ensure their proper application.
- Quarterly reports will be issued and shared with investors and regulatory authorities.

#### **4. Periodic External Audits**

- The General Shareholders' Meeting of PROYECTOS BRIKO, S.A. de C.V. will annually appoint an independent audit firm to conduct periodic reviews of the administration and use of the funds.
- The objectives of these audits will be:
  - To verify compliance with the issuance guidelines and the proper use of funds.
  - To ensure transparency and regulatory compliance.
  - To oversee the proper implementation of internal control policies.

#### **5. Document Management System**

- All financial transactions and decisions related to the issuance will be documented in both digital and physical formats, ensuring traceability and controlled access to key information.
- The information will be stored on secure platforms, with access restricted to authorized stakeholders.

#### **6. Regulatory Compliance**

PROYECTOS BRIKO, S.A. de C.V. will ensure that all internal control mechanisms comply with:

- The provisions of the National Commission on Digital Assets (CNAD).
- Applicable local and international regulations.
- Globally recognized auditing and financial control standards.

These integrated internal control mechanisms reinforce trust and transparency in the management of funds, ensuring that they are used effectively and in accordance with the objectives of the offering.

Likewise, the Issuer will sign an Account Management Agreement with the Issue Administrator, the purpose of which will be the management of the bank accounts of Proyectos Briko, S.A. de C.V. held at Banco Atlántida El Salvador, S.A., which will manage the cash flows arising from the issuance of BAES-BRIKO tokens, resulting from the sale of Digital Assets and their operation.

This agreement provides that, as a result of future payments to be made in respect of returns from the BAES-BRIKO token, Irrevocable Payment Orders may be accepted from tokenholders, through which credit references granted by THE BANK to the tokenholders may be paid directly and on their behalf.

#### **Interested parties involved**

**PARTICIPANTS**

<p><b>Issuer</b></p>	<p><b>PROYECTOS BRIKO, S.A. de C.V.</b>                  Address: Calle Lib.12 S, Finca El Matazano, Portales del Bosque Project, Nuevo Cuscatlán, La Libertad Este, La Libertad.                  Website: <a href="https://inversionesbriko.com/">https://inversionesbriko.com/</a>                  CNAD Registration Number:                  Designated contact person: Julio Cañas                  Contact phone number: +503 7743-0091                  Contact email: <a href="mailto:julio.canas@inversionesbriko.com">julio.canas@inversionesbriko.com</a></p>
<p><b>Issue Arranger</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>                  Address: 1st Poniente Street and Constitución Boulevard #3538, Escalón San Salvador Neighborhood, San Salvador, ZIP Code 1101                  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>                  CNAD Registration Number: PSAD-0035                  Designated contact person: Carlos Antonio Turcios Melgar (CEO)                  Contact Phone: +503 2267-4250 and +503 2267-4411                  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p>
<p><b>Digital Asset Service Provider</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>                  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101                  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>                  CNAD Registration Number: PSAD-0035                  Designated Contact Person: Carlos Antonio Turcios Melgar ( -Executive President)                  Contact Phone: +503 2267-4250 and +503 2267-4411                  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p> <p>Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering.</p> <p>For the operational execution of the issuance and administration of digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure for the issuance, marketing, and management of digital assets.</p>
<p><b>Digital Asset Certifier</b></p>	<p><b>TR Capital, S.A. de C.V.</b>                  Address: Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador.                  Website: <a href="https://www.trcapital.net/">https://www.trcapital.net/</a>                  CNAD Registration Number: CERT-0003                  Designated Contact Person: Héctor Ramón Torres Córdova                  Contact phone number: +503 2538-6360                  Contact email: <a href="mailto:info@trcapital.net">info@trcapital.net</a></p>
<p><b>Legal Counsel</b></p>	<p><b>Banco Atlántida El Salvador, S.A.</b>                  Address: 1st West Street and Constitution Boulevard #3538, Escalón Neighborhood, San Salvador, ZIP Code 1101                  Website: <a href="https://www.bancoatlantida.com.sv/">https://www.bancoatlantida.com.sv/</a>                  CNAD Registration Number: PSAD-0035                  Designated Contact Person: Carlos Antonio Turcios Melgar (CEO)                  Contact Phone: +503 2267-4250 and +503 2267-4411                  Contact email: <a href="mailto:info@bancatlan.sv">info@bancatlan.sv</a></p>
<p><b>External Auditor</b></p>	<p><b>Audits Company, S.A. de C.V.</b>                  Address: 11 Calle Poniente and 79 Avenida Norte #4128, Colonia Escalón, San Salvador District, San Salvador Centro, San Salvador                  Website:                  Designated contact person: Alberto Isaac Barahona Miranda</p>

## Supervision and Control Policy

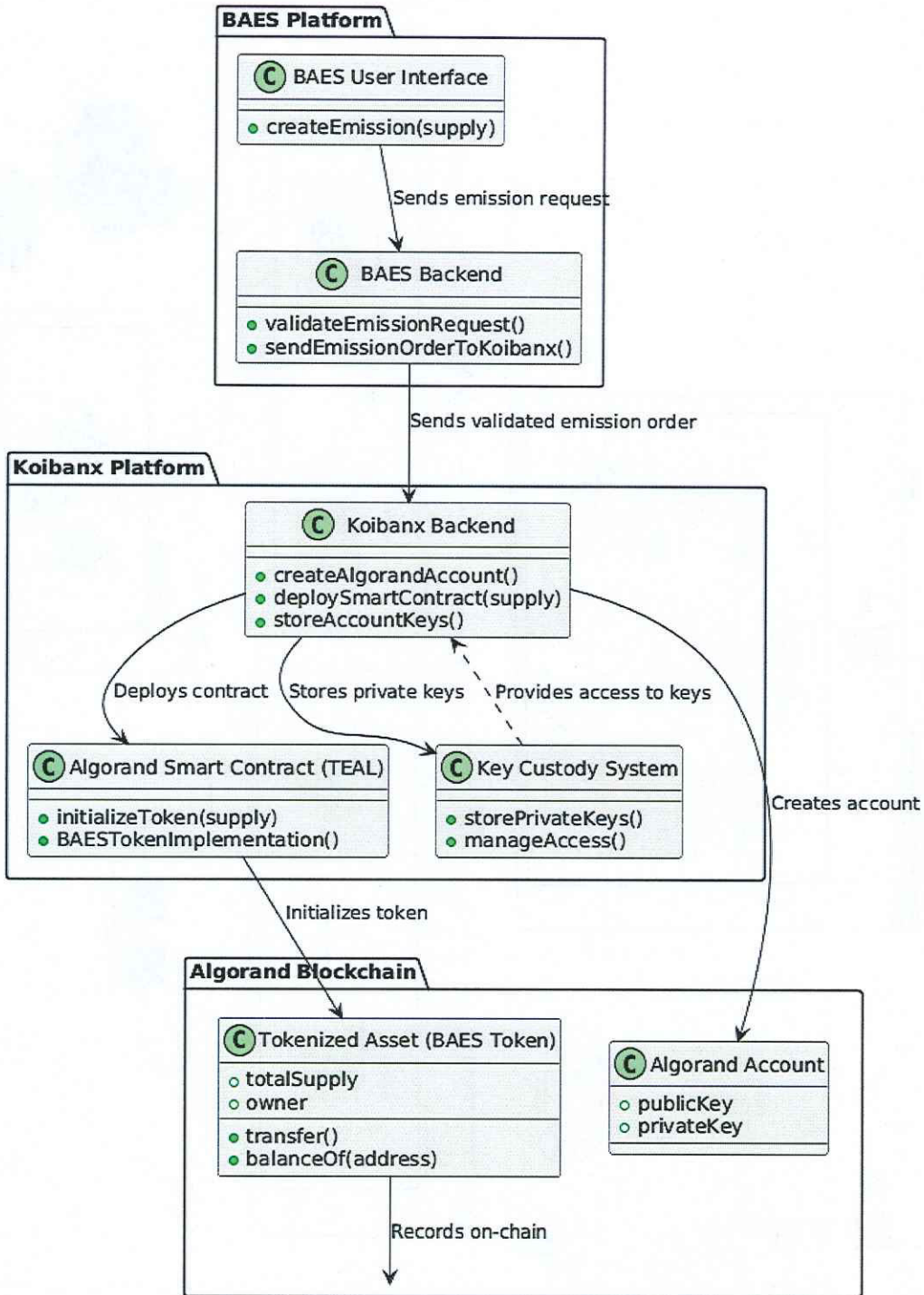
### Issuer's Internal Anti-Money Laundering Policy

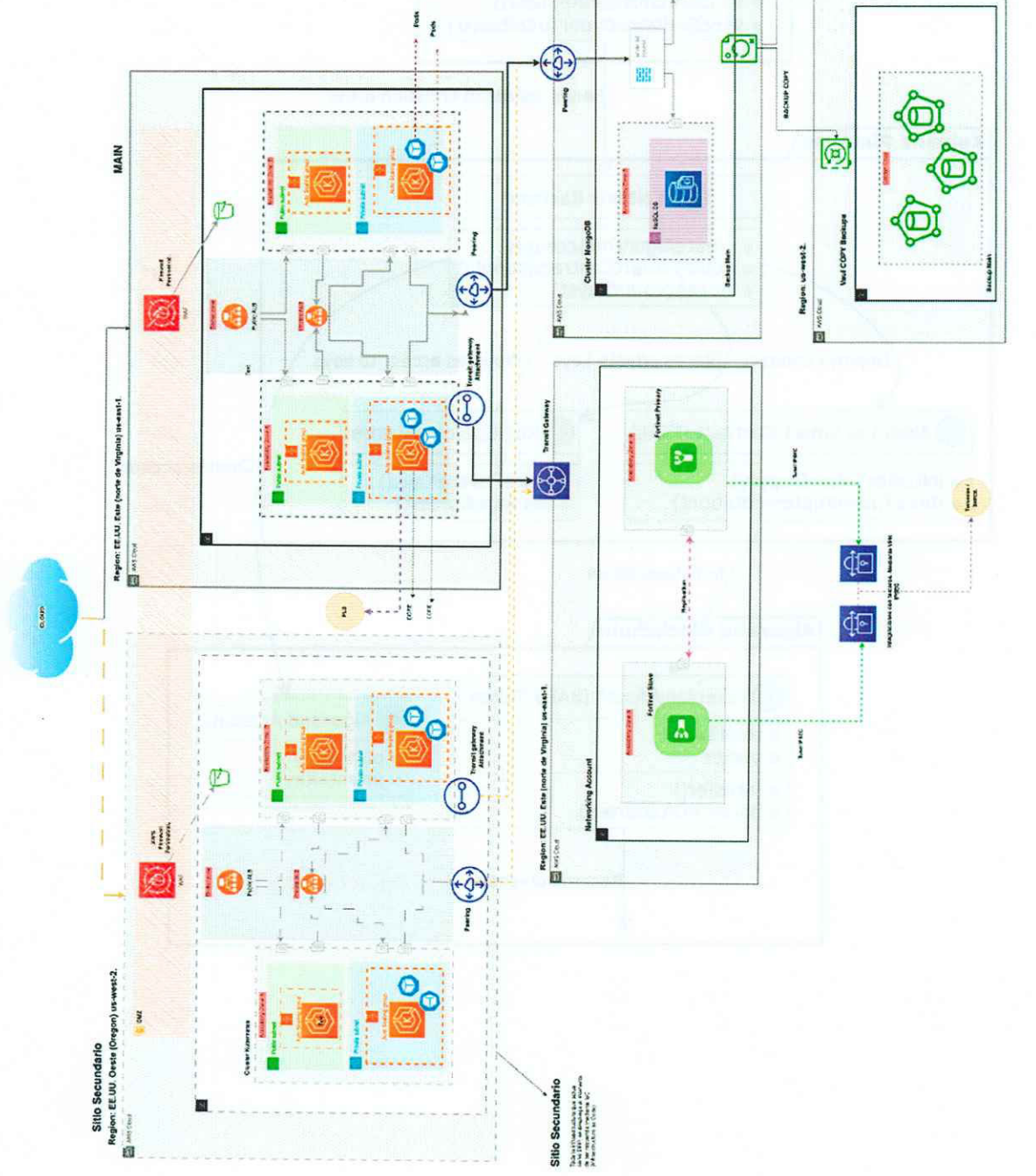
PROYECTOS BRIKO, S.A. de C.V. has a robust internal policy that establishes clear guidelines and procedures to prevent and combat money laundering. This policy ensures strict compliance with the Special Law on the Prevention, Control, and Punishment of Money Laundering and the Financing of Terrorism and the Proliferation of Weapons of Mass Destruction, its regulations, the rules issued by the Superintendency of the Financial System, and the Recommendations of the Financial Action Task Force (FATF).

The policy implements specific controls aimed at preventing, detecting, and reporting any transaction that could be related to money laundering, terrorist financing, or the proliferation of weapons of mass destruction.

In this way, PROYECTOS BRIKO, S.A. de C.V. reaffirms its commitment to transparency, business ethics, and regulatory compliance in all its operations, ensuring a safe and reliable environment for both investors and the parties involved in the issuance of **BAES-BRIKO** tokens.

9) TOKEN FLOW WITHIN THE TRADING PLATFORM





Mongo Atlas  
Native Tooling to  
Backup Golden  
Copy and Local  
Copy.

## 10) UNDERLYING TECHNOLOGY AND STANDARDS

The issuance of **BAES-BRIKO** tokens is based on an advanced technological architecture that ensures transparency, security, and regulatory compliance, built on the infrastructure of Banco Atlántida El Salvador, S.A., a Digital Asset Service Provider (PSAD-0035) authorized by the National Commission on Digital Assets (CNAD).

### 1. Blockchain and Smart Contracts

**BAES-BRIKO** tokens are based on the Algorand blockchain, utilizing Algorand Smart Contracts (ASC1).

This choice ensures:

- Low transaction fees, optimizing operating costs.
- Confirmation times of less than 3 seconds, ensuring efficiency.
- Proof of Pure Stake (PPoS), providing scalability and decentralization.

ASC1 smart contracts regulate the issuance, trading, and distribution of token revenues, ensuring their execution without intermediaries and with full traceability.

### 2. Digital Identity and Regulatory Compliance

Banco Atlántida, S.A. implements a decentralized digital identity (DID) system in accordance with ERC-734 and ERC-735 standards, enabling:

- Identity verification (KYC/AML), ensuring that only verified investors participate in the issuance.
- Automated management of access and transfers, preventing unauthorized transactions.
- Monitoring of electronic addresses via Chainalysis, ensuring regulatory compliance.

### 3. Advanced Security

To protect investors' digital assets, Banco Atlántida, S.A.'s infrastructure includes:

- AES-256 encryption, ensuring the integrity of private keys.
- Secure Multi-Party Computation (MPC), distributing private keys across multiple parties, eliminating single points of failure.
- AI-powered activity monitoring to detect suspicious access and prevent cyberattacks.

### 4. Creation and Management of Digital Wallets

The issuance and administration of **BAES-BRIKO** tokens is carried out through internal digital wallets within the Banco Atlántida, S.A. platform. The creation process follows these steps:

- Generation of a blockchain address and unique private key.
- Encryption with AES-256 and storage in secure vaults.
- Removal of unencrypted private keys from memory.
- Assignment of the wallet to the registered investor.

### 5. Disaster Recovery and Business Continuity Plan

Banco Atlántida, S.A. operates under a Disaster Recovery Plan (DRP), ensuring the continuity of the platform in the event of technological failures or cyberattacks:

- Data replication across multiple secure servers.
- Cyber incident response procedures.
- Real-time operational recovery capability.

### 6. Transparency and Oversight

Banco Atlántida, S.A. guarantees the traceability of all transactions and token movements through:

1. An auditable record of each transaction on the blockchain.
2. Constant oversight by the CNAD for regulatory compliance.
3. Real-time validation of transactions made by investors.

#### Overview of Banco Atlántida’s Infrastructure for the BAES-BRIKO Issuance

Element	Description
<b>Blockchain used</b>	Algorand (PPoS)
<b>Smart Contracts</b>	Algorand Smart Contracts (ASC1)
<b>Digital Identity</b>	3314121069 / Block 55339329
<b>Key Security</b>	AES-256-CTR Encrypted Keys
<b>Wallet Management</b>	Production database, data-at-rest encrypted with AES-256 (in Mongo Atlas) In transit: HTTPS and TLS 1.2
<b>Business Continuity</b>	DRP with real-time recovery and data replication
<b>Monitoring</b>	Auditable log, CNAD monitoring, transaction transparency

#### Conclusion

Banco Atlántida El Salvador, S.A. provides a secure and efficient infrastructure for the issuance and management of **BAES-BRIKO** tokens. Its integration with Algorand, advanced cybersecurity measures, and a business continuity plan reinforce the reliability of the issuance, offering investors transparency and security in every transaction.

#### Smart Contract Addresses:

The smart contracts can be viewed at the following link:

Token ID: 3314121069

Scan-explorer address [3314121069 | Pera Algorand Explorer](#)

The issued token has zero (0) decimal places.

### 11) RISKS ASSOCIATED WITH THE ISSUANCE AND MITIGATION STRATEGIES

The issuance of BAES-BRIKO tokens entails certain risks inherent to the real estate market, the issuer’s operations, and the regulatory and technological environment in which the projects related to this issuance—specifically the integrated urban complex belonging to the Polígono A project—are carried out. This section aims to inform investors about the potential risks that may affect the profitability and sustainability of the investment, as well as the mitigation strategies implemented by the Issuer to reduce such risks to acceptable levels.

The risks have been categorized as follows:

- A. **General risks:** Including regulatory, operational, and macroeconomic factors.
- B. **Risks specific to revenue tokenization:** Related to dependence on revenue streams from the sale of real estate units.

Each risk is presented based on the following criteria:

- **Identification:** Explanation of the risk and how it may affect the offering.
- **Potential impact:** Possible consequences for the issuer and investors.

- **Mitigation strategy:** General measures to reduce exposure to the risk.
- **Measures Implemented:** Specific actions taken by the issuer to manage and mitigate each risk.

The Issuer maintains a dynamic approach to risk management and continuously monitors market conditions and the project's progress. As part of its commitment to transparency and investment security, it will implement periodic audits and internal controls to enable informed decision-making and protect investors' interests.

## A. GENERAL RISKS ASSOCIATED WITH THE ISSUE

### 1. Risk of changes in legislation

- **Identification:** Changes in digital asset regulations or taxes may affect the operation of the issuance.
- **Potential impact:** Increased operating costs, disruption to financial planning, and restrictions on token operations.
- **Mitigation strategy:** Continuous monitoring of regulatory changes in consultation with legal and tax advisors.
- **Measures implemented:**
  - Action plan adaptable to new regulations.
  - Quarterly legal reviews to anticipate changes.
  - Strict compliance with applicable regulations.

### 2. Risk of legal and administrative proceedings

- **Identification:** Lawsuits or administrative proceedings may affect the issuer's operational stability.
- **Potential impact:** Unforeseen costs, delays in project execution, and reputational damage.
- **Mitigation strategy:** Hiring specialized legal advisors and implementing best governance practices.
- **Measures implemented:**
  - Periodic legal audits.
  - Internal dispute resolution protocols.
  - Strict compliance with contractual regulations.

### 3. Money Laundering and Terrorist Financing Risk

- **Identification:** Misuse of tokens in illicit activities.
- **Potential impact:** Regulatory sanctions and reputational damage.
- **Mitigation strategy:** Implementation of strict **KYC (Know Your Customer)** and **AML (Anti-Money Laundering)** standards.
- **Measures implemented:**
  - Identity verification tools (KYC).
  - Real-time transaction monitoring (KYT).
  - Periodic internal audits.

### 4. Operational risk

- **Identification:** Failures in operational, technological, or administrative processes may affect the project's development.
- **Potential impact:** Delays in the development, future commercialization, and execution of the project.
- **Mitigation strategy:** Establishment of internal controls and hiring of companies with experience in project management.
- **Measures implemented:**

- Annual operational risk assessments.
- Continuous monitoring protocols.
- Implementation of operational efficiency standards.

#### 5. Risk of conflicts among shareholders

- **Identification:** Internal disputes can affect strategic decision-making.
- **Potential impact:** Delays in the implementation of key project strategies.
- **Mitigation strategy:** Formalization of shareholder agreements with conflict resolution clauses.
- **Measures implemented:**
  - Application of best practices in corporate governance.
  - Establishment of protocols for mediation and internal dispute resolution.

### B. SPECIFIC RISKS OF REVENUE TOKENIZATION (BAES-BRIKO)

These risks exclusively affect the issuance of revenue tokens, whose performance depends on the revenue generated from the sale of real estate units.

#### 1. Risk of fluctuations in project revenue

- **Identification:** Depends on the success of the future sale of the real estate units; lower revenues will reduce investor returns.
- **Potential impact:** Decrease in annual revenue distribution.
- **Mitigation strategy:** Diversification of marketing strategies and strategic partnerships with developers.
- **Measures implemented:**
  - Financing for buyers.
  - Market analysis for price adjustments.
  - International promotion to attract investors.

#### 2. Risk of marketing delays

- **Identification:** Issues with permits or infrastructure may delay the marketing of real estate units.
- **Potential impact:** Delays in revenue generation and reduced liquidity in the short term.
- **Mitigation strategy:** Pre-sale contracts and aggressive marketing.
- **Measures implemented:**
  - Marketing plan with defined timelines.
  - Incentives for early buyers.
  - Financing strategies to facilitate marketing.

#### 3. Risk of delays in project execution

- **Identification:** Delays in infrastructure development may affect the issuer's ability to generate revenue and pay returns on investment.
- **Potential impact:** Risk of lack of liquidity to meet financial obligations.
- **Mitigation strategy:** Strict monitoring of schedules and contracts with penalties for delays.
- **Measures implemented:**
  - Progress audits.
  - Quality control during infrastructure construction.

## 12) RISK MANAGEMENT

Within the framework of this Relevant Information Document, it is essential to detail the strategies and mechanisms that the Issuer will implement to manage the various risks associated with the Project. Effective management of these risks is crucial to ensuring the stability and sustainability of the offering. The following describes the policies and procedures that will be adopted to identify, assess, and mitigate each type of risk, thereby ensuring the protection of investors' interests and the soundness of the project as a whole.

### Management of Risks Associated with the Issuer

- I. **Risk of Changes in Legislation**
  - **Management:** Maintain a specialized legal and tax advisory team that continuously monitors regulatory changes and enables proactive strategy adjustments.
  - **Action to be taken:** Conduct quarterly regulatory reviews and establish action plans to ensure legal compliance.
- II. **Risk of Judicial and Administrative Proceedings**
  - **Management:** Hire legal advisors qualified to manage potential disputes and establish internal protocols for efficient resolution.
  - **Action to be taken:** Conduct periodic legal audits and formalize internal governance procedures.
- III. **Operational risk**
  - **Management:** Implement robust internal controls and hire companies with experience in project management.
  - **Action to be taken:** Conduct semi-annual audits and establish continuous monitoring of technological and operational processes.
- IV. **Technology Dependency Risk**
  - **Management:** Ensure backup and disaster recovery systems are in place to maintain operational continuity.
  - **Action to be taken:** Conduct periodic recovery tests and keep critical technological systems up to date.
- V. **Risk of real estate market fluctuations**
  - **Management:** Diversify sales strategies and adjust competitive pricing based on market trends.
  - **Action to be taken:** Regularly monitor the real estate market and update marketing strategies in real time.

### Management of risks associated with the offering of Digital Assets

- I. **Regulatory risk**
  - **Administration:** Monitor changes in regulations and adapt internal policies to ensure compliance.
  - **Action to be taken:** Conduct quarterly legal reviews with the support of specialized advisors.
- II. **Market Adoption Risk**
  - **Management:** Conduct market analysis and educational campaigns to inform investors about the benefits of digital assets.
  - **Action to be taken:** Conduct surveys and market analysis to adjust marketing and education strategies according to the public's needs.

### III. Liquidity risk

- **Management:** Promote the creation of an active secondary market in collaboration with other market participants and, if feasible, establish buyback programs.
- **Action to be taken:** Monitor the primary market and negotiate with recognized secondary platforms to improve liquidity.

### IV. Security Risk

- **Management:** Implement advanced cybersecurity measures and technology infrastructure audits.
- **Action to be taken:** Conduct quarterly security audits and update encryption and authentication protocols.

### V. Private Key Loss Risk

- **Management:** Offer custody services and key recovery mechanisms.
- **Action to be taken:** Develop educational programs on key management and provide secure custody options.

## Management of Risks Associated with Digital Assets

### I. Security risk

- **Management:** Implement advanced cybersecurity measures and regular audits.
- **Action to be taken:** Utilize Banco Atlántida's technological infrastructure, based on encryption algorithms such as AES256 and the Algorand blockchain protocol, with mechanisms such as Proof of Pure Stake (PPoS) and verifiable random functions (VRF).

### II. Liquidity Risk

- **Management:** The tokens will be traded exclusively on the Banco Atlántida platform, with limited secondary market options in the short term.
- **Action to be taken:** Encourage active participation on the platform and evaluate listing on additional exchanges that comply with regulatory requirements.

### III. Fraud Risk

- **Management:** Establish strict verification procedures and internal controls to prevent fraud.
- **Action to be taken:** Implement robust KYC (Know Your Customer) and AML (Anti-Money Laundering) processes integrated into Banco Atlántida's technology platform.

### IV. Risk of private key loss

- **Management:** Offer secure custody solutions and private key recovery options for users.
- **Action to be implemented:** Provide advanced encryption services such as AES256 and educate users on the proper use of digital wallets.

### V. Volatility risk

- **Management:** Offer diversification strategies and guaranteed returns.
- **Action to be implemented:** Design complementary financial instruments that stabilize returns and combine guaranteed returns with future variable income.

## Management of risks associated with project execution

### I. Regulatory risk

- **Management:** Monitor legislative and regulatory changes, ensuring that suppliers comply with current regulations.
  - **Action to be taken:** Review regulations quarterly with the legal team and update contracts. Use blockchain to ensure the traceability of transactions.
- II. **Risk due to fluctuations in the real estate market**
- **Management:** Diversify the product offering and dynamically adjust prices based on market conditions.
  - **Action to be taken:** The issuer will decide whether to hire firms specializing in market research or use internal resources for recurring reviews of pricing strategy.
- III. **Financing risk**
- **Management:** Diversify funding sources and maintain constant communication with investors.
  - **Action to be taken:** Hold quarterly meetings with investors and use tokenization to raise funds efficiently.
- IV. **Environmental Risk**
- **Management:** Conduct environmental audits and adopt preventive measures to minimize impacts.
  - **Action to be taken:** The project holds an environmental permit issued by the competent authority, the Ministry of the Environment (MARN), which includes: An adequate environmental management plan for mitigation, prevention, and environmental compensation, duly secured.

### **Management of risks associated with the technology used**

- I. **Risk of technical failures**
- **Management:** Conduct periodic stress tests and maintain backup systems and disaster recovery plans.
  - **Action to be implemented:** Conduct quarterly load tests and establish an emergency technical support team.
- II. **Risk of security vulnerabilities**
- **Management:** Adopt advanced security measures and conduct regular audits of the technology infrastructure.
  - **Action to be taken:** Conduct security audits and penetration tests on a quarterly basis.
- III. **Risk of technological obsolescence**
- **Management:** Monitor technological advancements and update systems to maintain their compatibility and competitiveness.
  - **Action to be taken:** Conduct semi-annual technology reviews and evaluate emerging technologies annually.
- IV. **Compatibility risk**
- **Management:** Ensure interoperability with other platforms and perform integration tests prior to launch.
  - **Action to be taken:** Establish technology standards and conduct regular compatibility tests.

## **13. DISPUTE RESOLUTION**

### **Arbitration, Governing Law, and Jurisdiction to Which the Parties Submit**

The tokens are governed by and shall be interpreted in accordance with the laws of El Salvador, specifically the Digital Asset Issuance Law and the corresponding regulations.

All controversies, disputes, or claims arising out of or in connection with the issuance of BAES-BRIKO tokens, including those related to their interpretation, performance, 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 arbitral award shall be final and binding on the parties involved.

#### **14. PROCESSING OF PERSONAL DATA**

The Issuer hereby informs that it processes investors' personal data for the purpose of carrying out its operational and commercial activities. These processes are conducted in accordance with the provisions of our Privacy Policy, which details the procedures and purposes of such data processing.

This policy is available for review on our marketing platform and applications website, as well as in **Annex VII – PSAD POLICIES**, ensuring transparency and compliance with current regulations regarding the protection of personal data.

#### **15. TAX REGIME**

##### **Tax Regime**

Under no circumstances shall the Issuer be liable for any taxes or tax obligations of investors. The issuance shall be subject to the tax provisions regulated within the legal framework governing 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 Law, the issuance benefits from significant tax advantages that enhance the appeal of our digital asset offerings.

These benefits include:

**Tax Exemptions:** For the purposes established in the Digital Asset Issuance Law, digital asset issuers, duly registered Digital Asset Service Providers, certifiers, and purchasers of digital assets, as well as public offerings of digital assets, shall enjoy tax benefits; therefore, if the Public Offering of Tokens is approved, it shall be understood that both the nominal value and any yield or income derived from the digital assets are exempt from all types of taxes, levies, fees, and contributions. This includes exemptions from the Tax on Property Transfers and Services, Income Tax, and Municipal Taxes, as well as all other forms of taxation, regardless of their nature. Furthermore, capital gains or ordinary income arising from the sale or transfer of digital assets, including debt forgiveness, are also tax-exempt.

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

**Disclaimer Regarding Tax Advice:** While we describe 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 liability for tax advice provided to participants by third parties or for participants' compliance with tax laws.

## **16. DISCLAIMER**

This Key Information Document (KID), as published by the Issuer, is provided for informational purposes only and does not constitute an offer or a solicitation to buy or sell digital assets or related investment products ("Investment Products"). It should not be construed as investment, legal, accounting, or tax advice, nor as an indication that any investment product is suitable or appropriate for your investment objectives, financial situation, or specific needs. Nor does it constitute a personalized recommendation. This document does not purport to identify or highlight all risks or important factors that may be associated with the investment products. If you have questions regarding any information related to an investment product, you are advised to consult your own financial, legal, and/or tax advisors.

Any assumptions, data, projections, forecasts, or estimates presented are forward-looking statements based on information provided by the Issuer or publicly available. These reflect subjective estimates and assumptions regarding future events. Therefore, there is no guarantee that the projected or anticipated results will materialize. Actual results may differ from these projections, and such differences could be significant. Past performance is no guarantee of future results.

The information contained in this Relevant Information Document is believed to be reliable; however, it is provided "as is," without any express or implied warranty.

This Relevant Information Document may only be distributed in countries where such distribution is legally permitted and is not intended for persons in jurisdictions where, due to their nationality, residence, or other reasons, such distribution is prohibited.

## **17. COMMUNICATION CHANNELS**

For any questions, inquiries, additional information, or any notifications regarding this Material Information Document, please use the following communication channels: the email address [julio.canas@inversionesbriko.com](mailto:julio.canas@inversionesbriko.com), the telephone number +503 7743-0091, and the following address: Calle Lib. 12 S, Finca El Matazano, Portales del Bosque Project, Nuevo Cuscatlán, La Libertad Este, La Libertad. Likewise, I authorize the following persons to receive notifications or any documents that must be delivered to us: JULIO CAÑAS.

## **18. OTHER DECLARATIONS:**

In accordance with the provisions of the Regulations on the Registration of Issuers and Public and Private Offerings, PROYECTOS BRIKO, S.A. de C.V. declares:

- The digital assets covered by this offering are registered with the CNAD's Public Registry. Their registration does not imply any certification regarding the quality of the security or the issuer's solvency;
- It is the investor's responsibility to read all the information contained in this Relevant Information Document;
- Digital assets may lose all or part of their value;
- Digital assets may not always be tradable;
- Digital assets may not be liquid;

- The offering focuses solely on certain specific digital assets and does not constitute an invitation to sell financial instruments; and
- This offering is subject to applicable regulations and does not constitute an offer in jurisdictions where its marketing is illegal.

## **19. APPENDICES**

Appendix I Affidavit.

Appendix II Certifier's Report.

Appendix III Procurement Policies.

Appendix IV Issuer's Opening Balance Sheet.

Appendix V Financial Projections for Zone A.

Appendix VI Contracts PROYECTOS BRIKO, S.A. de C.V.

Appendix VII PSAD Policies.

Appendix VIII. Building Permits.