

Teaser, general strategy information for GTFG Round III opt 7,11/2029:

Round03_v21, 28.2.2023

Basic information:

The strategy (**B&D+RS = Buy, Develop, Rent and/or Sale**) is based on the purchase of assets (type Reality, Technology, Digital), their small development and gradual sale. These are assets of the following classes = **a) Real estate** (houses, apartments, apartments, hotels/guesthouses, administrative and industrial buildings, land, and other real estate), **b) Technology** (machines, technological units and equipment mainly for the production sector), **c) Digital** (digital currencies, currency pairs, stocks and bonds).

We will accumulate selected Real Estate Assets with unique properties and create a portfolio from them (unique properties are, for example, location, disposition, equipment, size and shape of the plot, potential for a jump in value, potential for minimizing operating costs, potential for extra income from regular or AdHOC rental, the potential to increase Demand by gradually changing the microenvironment and others). Assets of the Technology type will be leased or valued using a combined tactic in which the end user will gradually pay payments for the use of technology and payments/shares for obtaining a Benefit from the installation of new technology or Benefits for the provision of additional extension services). We will conservatively value financial surpluses in Digital assets. We will keep the difference in the form of a reserve in a current account to cover AdHOC expenses related to the management of Assets and the solution of mitigation measures within the framework of risk management.

Revenues from the sale, rental of Assets and revenues from additional services will be used to cover costs related to the payment of revenues (issue of Bonds) and annual dividends and other rewards to the project team and shareholders. **The strategy is resistant to inflation, i.e. copes her changes.**

The strategy follows two fundamental criteria, 1) high security for invested capital and 2) conservative valuation and regular payment of income for creditors.

Investment Horizon and Capital:**Total capital requirement for Round III: €8,000,000**

Estimated target set Assets = a) Reality: €6,390 thousand, b) Land: €358 thousand, c) Other: €151 thousand, d) Digital: €300 thousand, **Reserve: €75 thousand, Development and Technical evaluation of Assets: €298 thousand.**

Other costs: are continuously covered from revenues and reserves and therefore **do not require additional participation from shareholders.**

The Investment Horizon is 5+1 years. It represents the time needed to implement the strategy and create the planned added value. During this time capital works. Early exit is possible after approval by the Board of Directors.

Form: Registered Bonds in EUR. **The nominal value of one Bond is EUR 100,000.** The issue rate is 100% of the face value. **The date of commencement of issuance of Bonds is 01.03.2023.** Subscription period for Bonds: 03/01/2023 to 04/25/2024 (until 12:00 p.m.).

Basic interest rate of the Bonds: 7.11% p.a. and Premium No. 1 for speed, Premium No. 2 for volume and Premium No. 3 for the last income period in the amount of 3.00% p.a. are added to it. All bonuses and conditions for obtaining them are listed in the table. Premium values are expressed in % p.a.

A total of 12 payments of interest income of the Bonds will be made. Revenues will be paid semi-annually in arrears, always on October 25 and April 25 of each year. The first payment of interest income will be made on April 25, 2024. The last payment of interest income will be paid on the Maturity Date, i.e. 25/10/2029. On this day, the total price subscribed by the Subscriber will also be paid.

Risk:

The strategy carries LOW RISK. **The guarantee is realized by an asset, i.e. procured and evaluated property and the entire property of the Issuer.**

Other informations:

The Administrator of the Issue is the company PFCEU s.r.o., with its registered office at Katarína Franklovaj 5791/10, 902 01 Pezinok, Slovak Republic, IČO: 36282600, registered in the Commercial Register maintained by the Bratislava I District Court, section: Sro, insert no. 39608/B, which will perform all activities related to the administration and management of the Bonds on the basis of a special contract with the Issuer.

Contact the Administrator: +421 917 717 006, info@profc.eu, www.profc.eu, working hours are on weekdays from 9 a.m. to 3 p.m., CET.

Other details and information are provided in the related Documents (emission conditions, bond subscription agreement, AML questionnaire, GDPR)

asset classe	asset value	% from Round
flats	4 207 000 €	53%
apartments	447 000 €	6%
buildings	1 418 000 €	18%
lands	358 092 €	4%
development	640 000 €	8%
digital	300 000 €	4%
technology	120 000 €	2%
SoftCost + cash	509 908 €	6%
TOTAL	8 000 000 €	

