

## **INFORMATION LEAFLET ON MAXIMUM TARIFFS AND CHARGEABLE COSTS**

### **1. IDENTIFICATION OF THE CROWDFUNDING SERVICE PROVIDER.**

- Name: HOUSERS GLOBAL PROPERTIES, S.L. (the 'PSFP').
- Registered Office: Calle Henri Dunant N°. 15- 17, 28036, Madrid.
- Registered with the CNMV on 10 November 2023 under number 13. 2 June 2017 under number 20.
- Registered in the Madrid Mercantile Register in Volume 33,521, Folio 32, Page M-603,354.

These fares shall be in force from 11 December 2024.

### **2. MAXIMUM TARIFFS AND CHARGEABLE COSTS 2.1 FEES APPLICABLE TO PROMOTERS**

#### **2.1 FEES APPLICABLE TO PROMOTERS**

<b>Concept</b>	<b>Fee</b>	
	<b>Minimum (€)</b>	<b>Maximum</b>
Receipt, selection, and publication of Participatory Financing Offers (expressed as a percentage)	0	10%
Advice to promoters regarding the publication of the Opportunity on the platform	0	1%
Analysis of Participatory Financing Offers received.	0	7%
Provision to the parties of the model contracts necessary for participation in the Opportunities.	0	1%
Judicial and extrajudicial claims.	0	10.000€

- Application of fees to promoters:

- For receipt, selection, and publication of Participative Financing Offers: This fee is applied to the effective value of the Opportunity only once and only if the financing objective of the project is achieved. The fee will be settled when the deed of capital increase giving investors access to the promoter's capital is formalized before a Notary Public or at the time when, under the loan agreement, the loan agreement is deemed to have come into effect and the funds have been transferred to the promoter's account.

- For advice concerning the publication of the Participatory Financing Offer on the platform: the promoter has the possibility of contracting this service, which will be charged at the time of contracting the service by applying the % that will be determined on the value of the financing project. This service includes an explanation of the publication process and the necessary documentation.

- For analysis of the Participatory Financing Offer received: This fee is applied to the value of the Opportunity presented by the promoter or third party entity presenting real estate projects on behalf of the promoters. The fee is charged for the presentation of the project for analysis by the PSFP. It will only be reimbursed to the promoter or third party entity if the Participatory Finance Offer is suitable for seeking financing through the PSFP.

- For the provision to the parties of the model contracts necessary for participation in the Participatory Financing Offers: at the time of the provision of the documentation, a % to be determined on the value of the Financing Opportunity under the needs presented by the project in question will be applied. Among others, confidentiality agreements, letters of intent, share purchase agreements, loan agreements, etc., may be provided at the request of the promoter. The fee shall be charged only once for each Participatory Financing Offer and not for each document or contract made available to the promoter.

For judicial and extrajudicial (compulsory or non-compulsory) claim services for credit claims: for the above service, the promoter shall pay, at the time of the delay in the repayment of the principal to the investors, a percentage, to be determined on the value of the unpaid claims, as expenses arising from the claim of the unpaid credit claims.

- Taxation:

The corresponding taxes will be charged on the fares corresponding to this section.

## **2.2 COSTS CHARGEABLE TO PROMOTERS**

The PSFP will pass on the following costs to the promoters:

- If courier systems are used, the costs incurred, if they are used at the request of the promoter.
- The costs of the intervention of a notary public, deeds and any other duly justified external costs.

## 2.3 INVESTOR TARIFFS

Concept	Fee	
	Minimum	Maximum
Development, establishment, and operation of communication channels to facilitate the contracting of financing between investors and promoters.	0€/ month	2,5€/ month
For the formalisation of loan and share subscription contracts based on an agreement of wills expressed through the Platform	0	10%
Judicial and extrajudicial claims.	0	20%

- Application of tariffs to investors:

- Development, establishment and operation of communication channels to facilitate the contracting of financing between investors and promoters, this fee for use of the platform and communication channels will cost €2.5 per month for those investors who do not use the service and therefore have inactive channels and investments derived from its establishment, for twelve months having balance in their wallet to be able to invest in any project and thus use the Platform.

Likewise, it will be considered that no use is made of the platform and the fee of €2.5 per month will be accrued when, having never invested and therefore not having used the communication channels, they have a balance in their wallet and have been registered for more than 12 months, during which time they have had the possibility of using the established channels without doing so.

As soon as an account reaches the status of not actively used as detailed above, the investor will have a period of 2 months of courtesy to remedy it and use the established channels, accruing in favour of the platform the fee of €2.5 per month once these two months have passed, maintaining the conditions described in the previous points.

For the service of formalising loan and unit subscription contracts, based on an agreement of wills expressed through the platform, acting on behalf of the investors: in this case, a % will be applied, which will be determined on the value of the amount invested or lent by each

investor, when, having reached the financing objective, the loan contract or the subscription of the units is formalised. The accrual and collection of this tax are deferred to the moment when the investors begin to receive some return on their investment (both ordinary interest generated by the loan and default interest due to breach of contract) and in proportion to the same.

- For judicial and extrajudicial claim services (compulsory or noncompulsory) for credit claims: for the service indicated, the investor shall pay, at the time the corresponding judicial or extrajudicial claim is submitted, a %, to be determined on the value of the unpaid claims, as expenses arising from the submission of the claim for the unpaid credit claims. This percentage shall always be 20% of the total amounts outstanding to be paid by the promoter

- Taxation:

The corresponding taxes will be charged on the commission corresponding to this section.

#### **2.4 COSTS TO BE PASSED ON TO INVESTORS:**

In addition, the PSFP will pass on the following costs to the investors:

- Expenses are generated by credit card receipts.
- Any other justified external concept.

\*The amounts in this brochure are in euro currency.

\*Notwithstanding the foregoing, Housers reserves the right to:

- to modify the above fees provided that such modification is published on the website and does not affect transactions or Participatory Finance Offerings for which the period for obtaining funding has ended and new fees may be established accordingly with a reasonable period for their entry into force;

to include new tariffs concerning such services as may be determined by the Ministry of Economy and Competitiveness or, with its express authorisation, by the Comisión Nacional del Mercado de Valores; and

- to launch offers and discounts on its website whereby promotions on the applicable tariffs can be made available to promoters and/or investors for their benefit