

COMING SOON

# INDEMO

**DDI Stock Presentation**

August 2024



## Legal Flow

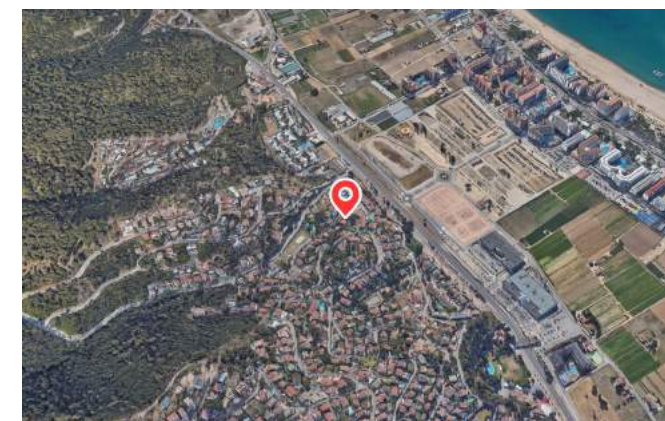
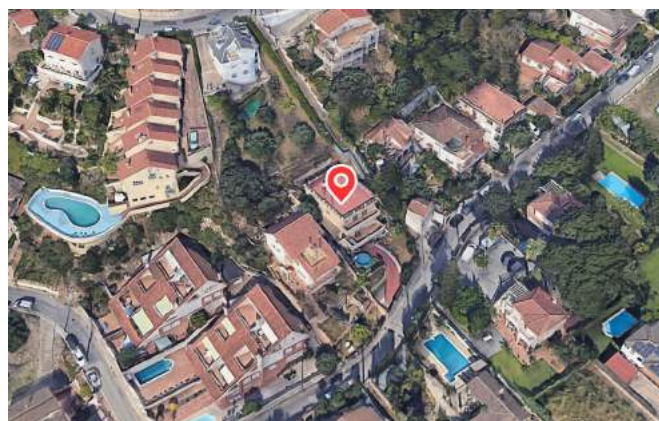
#	Name	FIRST NOTIFICATION	SECOND NOTIFICATION	COURT CLAIM APPLIED	APPLICATION RECEIVED	SUBMISSION CONFIRMATION	CLAIM APPROVED	CARGO CERTIFICATE	SUMMON ISSUED	TRIAL	COURT DECISION	OPPOSITION	AUCTION INITIATED	AUCTION CLOSED	CONFIRMATION	TITLE REGISTRATION	ACCESS TO ESTATE	SALE OF ESTATE
R010	Detached house at Costabona																	
R011	Apartment at Sepulveda																	
R013	Apartment at Plaza Pi i Maragall																	
R014	Apartment at Carrer de Consol Nogueras																	
R015	Townhouse at Av Almendros																	
R016	Apartment at C/ del Camp de Turia																	



## R010 – Detached house at Costabona

OBJECT TYPE <b>Detached house</b>	YEAR CONSTRUCTED <b>2006</b>	SIZE (M2) <b>305</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>Carrer Costabona, 30, 08398 Santa Susanna, Barcelona, Spain</b>				
TOTAL DEBT, EUR <b>351,978</b>	APPRAISAL, EUR <b>530,000</b> <a href="#">Download</a>	PRICE, EUR <b>281,000</b>	PRICE TO DEBT (PTD) <b>80%</b>	PRICE TO VALUE (PTV) <b>53%</b>
RECOVERY STAGE <b>APPLICATION RECEIVED</b>	DESCRIPTION The property is located at Costabona Street, in the municipality of Santa Susanna, belonging to the province of Barcelona. It is located on the border with the province of Girona, and very close to Malgrat de Mar and Calella. In addition, the municipality is crossed by the N-II, the road that connects Madrid with France that passes through Barcelona. It is a consolidated residential area made up of detached single-family houses, where most of them have private swimming pools and garden areas. The property is a detached single-family house built in 2006 with a basement used as a garage, while the ground floor and first floor are used as apartments, both of which have terraces.			

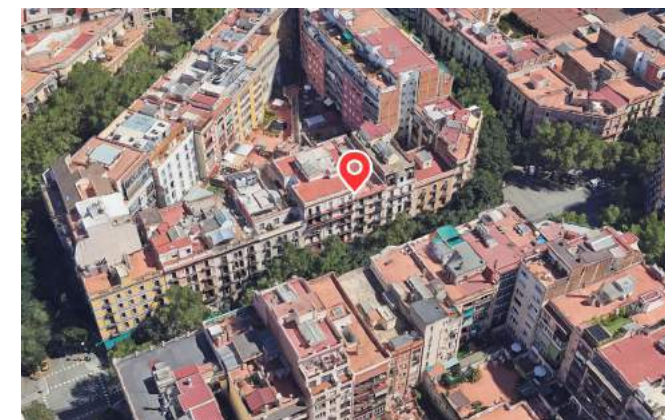
### Object Photos



## R011 – Apartment at Sepulveda

OBJECT TYPE <b>Apartment</b>	YEAR CONSTRUCTED <b>1890</b>	SIZE (M2) <b>92</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>C/ de Sepúlveda, 176, L'Eixample, 08011 Barcelona, Spain</b>				
TOTAL DEBT, EUR <b>279,940</b>	APPRAISAL, EUR <b>381,000</b> <a href="#">Download</a>	PRICE, EUR <b>229,000</b>	PRICE TO DEBT (PTD) <b>82%</b>	PRICE TO VALUE (PTV) <b>60%</b>
RECOVERY STAGE <b>SUMMON ISSUED</b>	DESCRIPTION The asset is located at Sepulveda Street, in the Sant Antoni neighborhood, belonging to the Eixample district, in the center of the city of Barcelona, close to Plaza de Cataluña, the Boqueria Market and Gran Vía de les Corts Catalanes, one of the main avenues of the city. It is a consolidated residential area with commercial premises on the ground floor. The apartment is located in a multi-family building built in 1890.			

### Object Photos

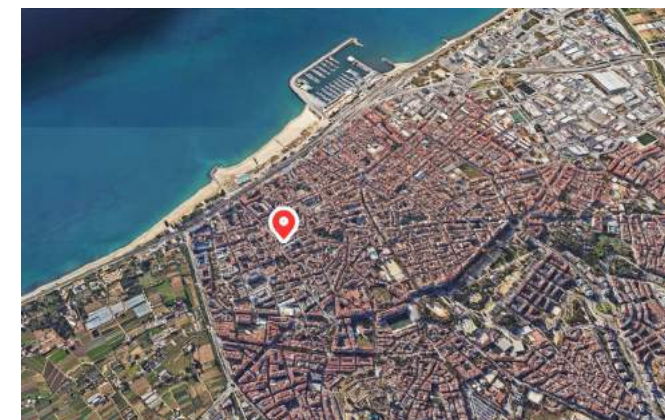




## R013 – Apartment at Plaza Pi i Maragall

OBJECT TYPE <b>Apartment</b>	YEAR CONSTRUCTED <b>2001</b>	SIZE (M2) <b>132</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>Carrer Antoni de Capmany, 2-20, 08301 Mataró, Barcelona, Spain</b>				
TOTAL DEBT, EUR <b>212,458</b>	APPRAISAL, EUR <b>328,306</b> <a href="#">Download</a>	PRICE, EUR <b>179,000</b>	PRICE TO DEBT (PTD) <b>84%</b>	PRICE TO VALUE (PTV) <b>55%</b>
RECOVERY STAGE <b>CARGO CERTIFICATE</b>	DESCRIPTION Asset is located on center of large suburb of Barcelona, Mataró. Close to sea front. Overlooking a small park. It has open views. The area is very densely populated and liquidity is high. Plenty of transactions in this area. Population is working and middle class, residents. Non touristic spot. The asset is a 2 bedroom flat on a building that has an elevator. It has a large terrace overlooking the park.			

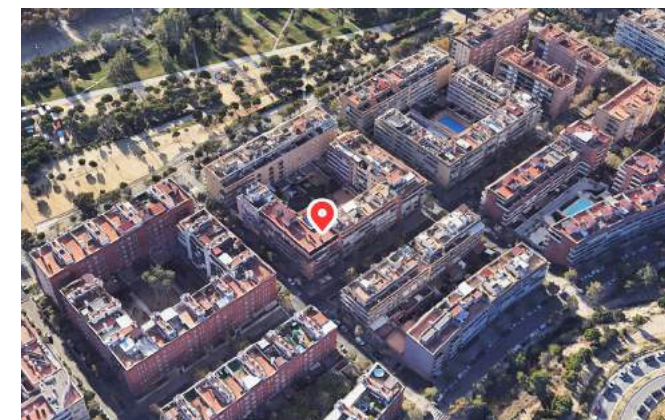
### Object Photos



## R014 – Apartment at Carrer de Consol Nogueras

OBJECT TYPE <b>Apartment</b>	YEAR CONSTRUCTED <b>2002</b>	SIZE (M2) <b>102</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>Carrer d'Esteve Albert, 54, 08304 Mataró, Barcelona, Spain</b>				
TOTAL DEBT, EUR <b>373,075</b>	APPRAISAL, EUR <b>292,000</b> <a href="#">Download</a>	PRICE, EUR <b>185,000</b>	PRICE TO DEBT (PTD) <b>50%</b>	PRICE TO VALUE (PTV) <b>63%</b>
RECOVERY STAGE <b>OPPOSITION</b>	DESCRIPTION Area known as Via Europa. Residential area developed from year 2000 onwards. Most of this area is blocks of flats 5 to 7 storeys high with shops, bars and restaurants on ground floor. Population in this area is mostly spanish working and middle class families. The asset is a 3 bedroom flat on a building that has an elevator. It has parking spaces on -1. There is a patio with pool. The building is in very good condition. It has a small balcony.			

### Object Photos

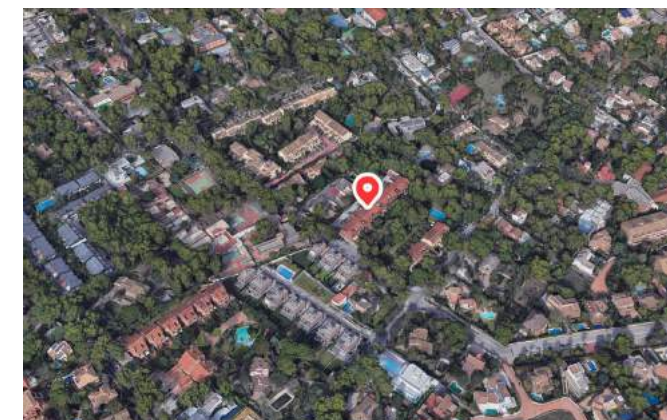




## R015 – Townhouse at Av Almendros

OBJECT TYPE <b>Townhouse</b>	YEAR CONSTRUCTED <b>1988</b>	SIZE (M2) <b>156</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>Av. Ametllers, 2-4, 46110 Campolivar, València, Spain</b>				
TOTAL DEBT, EUR <b>313,341</b>	APPRAISAL, EUR <b>370,000</b> <a href="#">Download</a>	PRICE, EUR <b>222,000</b>	PRICE TO DEBT (PTD) <b>71%</b>	PRICE TO VALUE (PTV) <b>60%</b>
RECOVERY STAGE <b>FIRST NOTIFICATION</b>	DESCRIPTION Asset located in the municipality of Godella in the city of Campo Olivar, in the province of Valencia. This is a main residence area in which the main economic activity is services. This area is considered middle class inhabited mostly by Spanish people. In terms of infrastructure, there are sufficient services like schools, hospitals, banks and shops. Very good area, located in Campo Olivar Valencia, detached house is within a private urbanization, very well maintained, it has a small balcony. The asset is 1 house of 156 sqm, built 1988. Overall condition is good. It has green areas. There are communal areas. Ground floor parking. With access also from the back of the house and to the garage. It's part of a horizontally divided complex of 22 houses with common gardens, and swimming pool.			

### Object Photos





## R016 – Apartment at C/ del Camp de Turia

OBJECT TYPE <b>Apartment</b>	YEAR CONSTRUCTED <b>2007</b>	SIZE (M2) <b>121</b>	MAP <a href="#">Google maps</a>	
ADDRESS <b>C/ del Camp de Túria, 16, Pobles de l'Oest, 46015 València, Spain</b>				
TOTAL DEBT, EUR <b>343,989</b>	APPRAISAL, EUR <b>420,169</b> <a href="#">Download</a>	PRICE, EUR <b>296,000</b>	PRICE TO DEBT (PTD) <b>86%</b>	PRICE TO VALUE (PTV) <b>70%</b>
RECOVERY STAGE <b>OPPOSITION</b>	DESCRIPTION Asset located in the municipality of Valencia in the neighbourhood Beniferri in the city of Valencia, in the province of Valencia. This is a main residence area in which the main economic activity is services. This area is considered middle class inhabited mostly by Spanish people. In terms of infrastructure, there are sufficient services like schools, hospitals, banks and shops. Communication is standard with train, bus, metro and airport services close by. Excellent area (Sant Pau), one of the best in Valencia Capital, near the Cortes Valencianas. The asset has a terrace. The apartment is located within a luxury residential complex that consists of swimming pool, gym, paddle tennis court, gardens, playgrounds, etc. The asset is 1 residential of 121 sqm, built 2007. Overall condition is very good. It has green areas. There are communal areas. The flat includes patio-terrace, and also looks inside the complex. Has 3 rooms and 2 bathrooms. Includes 2 parking spaces and storage room, all on floor -1.			

### Object Photos



## Disclaimer

This Presentation (hereinafter - the Presentation) is provided for information purposes only and does not constitute an offer, recommendation or invitation to invest in the investment opportunities referred to herein.

Indemo SIA, registered with the Commercial Register of the Republic of Latvia on 20 May 2022, unified registration No. 40203401432, legal address: Maza Nometnu iela 10 - 2, Riga, LV-1002, Republic of Latvia (hereinafter - "Indemo"), assumes no responsibility for possible use of information included in the Presentation, including no responsibility for direct or indirect losses (including lost profit) and penalties.

The information in this Presentation has been obtained from sources believed to be reliable, but the accuracy and completeness of the information provided is not guaranteed.

Any investment decision you make should be based entirely on an assessment of your personal financial circumstances and investment objectives.

Indemo draws your attention to the fact that lending products' backed securities involve risk and require appropriate knowledge and experience. When investing in such securities, there is a risk of not being able to recover the funds invested in them.