

KEY INFORMATION DOCUMENT

Purpose

This document provides you with key information about this investment product. It is not marketing material. The information is required by law to help you understand the nature, risks, costs, potential gains and losses of this product and to help you compare it with other products.

You are about to purchase a product that is not simple and may be difficult to understand.

PRODUCT

Product name:	Note with the underlying discounted loan receivables backed by real estate acquired from TAMARINDO VECTOR S.L.
Manufacturer:	SIA "INDEMO"
Contact details of the manufacturer:	info@indemo.eu
Competent authority:	Bank of Latvia (Latvijas Banka)
Document created:	28/04/2023

WHAT IS THIS PRODUCT?

Type

Notes are asset-backed securities (financial instruments) issued by the Issuer (InDemo SPV Issuer No1 SIA, registration number 40203462441) under offer program secured by a pool of discounted debt acquired from the Lending company (TAMARINDO VECTOR S.L.). Discounted debt is created out of defaulted mortgage loans on which the borrower has failed to make payments on. Original lenders like banks or subsequent buyers like institutional intermediaries sell these debts on the market at a discounted price, including the real estate asset attached to them as a mortgaged property. The Lending Company selects and buys discounted debt on the institutional debts' secondary market and works out it by ensuring debt collection, enforcement (foreclosure) of the mortgaged property and restructuring activities. Once the attached real estate is sold either on the open market or the foreclosure auction, the return on the investment is generated and allocated to the Noteholders.

Objectives

The aim of this product is to obtain the highest possible yield by investing in discounted debt exposures, their risk and returns. The return of the Noteholders is dependent on the time and amount of proceeds being generated by the exit scenario from each of the relevant discounted debts. Each Series consists of a batch of discounted exposures 8 (eight) different discounted debts, to generate a more regular return and better diversification for Noteholders. The Lending Company is a specialized legal entity focused on the acquisition of discounted debts on a secondary market. The Lending Company is based in Barcelona and was incorporated under the laws of the Kingdom of Spain with registration number B67360305 as a limited liability company on 16 January 2019. The Lending Company is registered with the Bank of Spain as a real estate lender (*Prestamista inmobiliario*) under the code D123 on 29 June 2020. The Lending Company was established with a vision to help people to solve their problems related to the unsustainable debt load. The company offers new opportunities for borrowers who find themselves in a difficult situation and are unable to meet their credit obligations, through a personalized approach to finding flexible solutions, prompt decision-making and the absence of the high bureaucratic burden typical for traditional banks.

Intended retail investors

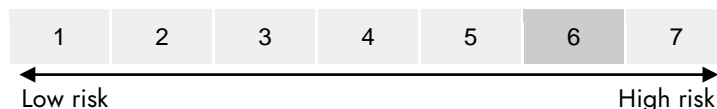
This product is targeted for retail investors who can bear losses up to the total loss of the invested capital. The retail investor has sufficient knowledge and/or experience with financial products. The retail investor has no clear (or significant) preference regarding capital growth and/or regular payments.

Term

For each issue, the maturity date of the Note is determined on a case-by-case basis and cannot be unilaterally altered by either the issuer or the investor. However, the issuer may choose to redeem the Note early, or extend the redemption period for various reasons outlined in the base prospectus.

WHAT ARE THE RISKS AND WHAT COULD I GET IN RETURN?

Risk Indicator:



The summary risk indicator is a guide to the level of risk of this product compared to other products. It shows how likely it is that the product will lose money because of movements in the markets or because we are not able to pay you. We have classified this product as 6 out of 7, which is the second-highest risk class. This rates the potential losses from future performance at a high level, and poor market conditions will likely impact the capacity of Lending Company to pay.

Performance scenarios:

What you will get from this product depends on factors not directly observed in the market, including the total amount of received proceeds to cover the indebtedness arising from a discounted debt and the time needed to collect them. Market developments, including real estate price and interest rate changes, in the future are uncertain and cannot be accurately predicted. The scenarios shown are illustrations based on certain assumptions and on robust and well recognised industry standards for determining discounted debt collection results. Markets could develop very differently in the future.

Holding period:		2 years
Example investment:		€20,000
Minimum	There is no minimum guaranteed return. You could lose some or all of your investment.	
Stress scenario	What you might get back after costs Average return each year	17,341.94 EUR -6.6%
Unfavorable scenario	What you might get back after costs Average return each year	22,400.00 EUR 6.0%
Moderate scenario	What you might get back after costs Average return each year	26,021.51 EUR 15.1%
Favorable scenario	What you might get back after costs Average return each year	32,043.01 EUR 30.1%

The scenario calculations assume that the average Price-to-Value and Price-to-Debt ratios for the Note are 62%.

Stress scenario assumes that it is not possible to collect the debt from the debtor through a pre-trial arrangement and it is not possible to sell the pledged real estate properties at an auction at market price. After 2 years from the date of investment, the pledged real estate properties are taken over by the Lending Company, which sells them on the open market within 18 months with negative price dynamics. Property prices fall by 44.3% of the appraised value over the 3.5 years throughout the above process, which is the maximum drop in property prices in Spain during the mortgage crisis between March 2008 and September 2014. The scenario takes into account the auction taxes and fees as well as the brokerage commission on the sale of the property.

Unfavorable scenario assumes that it is not possible to collect the debt from the debtor through a pre-trial arrangement. After 2 years from the date of investment, the Lending Company sells the pledged properties at auction at a price that is 15% lower than the appraised value. The scenario takes into account the auction taxes and fees.

Moderate scenario assumes that there is a pre-trial arrangement with the debtors whereby the debtors cover 90% of their outstanding obligations (including accrued interest and penalties) within 18 months of the investment date.

Favorable scenario assumes that there is a pre-trial arrangement with the debtors whereby the debtors cover 90% of their outstanding obligations (including accrued interest and penalties) within 9 months of the investment date.

The figures do not take into account your personal tax situation, which may also affect how much you get back.

WHAT HAPPENS IF SIA INDEMO IS UNABLE TO PAY OUT?

In the event that SIA INDEMO fails to transmit payments received from the lending company or issuer to you, you have the right to seek compensation through the investor protection program of the Republic of Latvia. The plan applies to instances typically resulting from operational errors, such as fraud or administrative malfeasance involving INDEMO, or if INDEMO ceases operations. The maximum amount of reimbursement that investors can receive under the program is 90% of their net loss, up to a limit of 20,000 EUR.

WHAT ARE THE COSTS?

The person advising on or selling you this product may charge you other costs. If so, this person will provide you with information about these costs and how they affect your investment.

Costs over time

The tables show the amounts that are taken from your investment to cover different types of costs. These amounts depend on how much you invest, how long you hold the product. The amounts shown here are illustrations based on an example investment amount and investment period if you hold till maturity.

Assumptions used: 10,000 EUR is invested.

Costs and charges	Amount EUR	Amount%
Total costs	0.00	0.00%

HOW LONG SHOULD I HOLD IT AND CAN I TAKE MONEY OUT EARLY?

The Notes are intended to be held until maturity and do not offer potential early exit or redemption possibilities prior to the maturity. The asset-backed securities are exclusively available on the INDEMO platform, with no secondary market provided by INDEMO for this product. The Issuer has the right to call back the securities, either partially or entirely, at any time without needing to provide further explanations or justifications. If any parties wish to engage in secondary market activities, they must notify INDEMO accordingly and comply with all the necessary prerequisites and procedures to qualify as an investor on the INDEMO platform.

HOW CAN I COMPLAIN?

Any complaint regarding the product or the content of the document can be submitted to SIA INDEMO - Maza Nometnu iela 10 - 2, Riga, LV-1002. You may also send an e-mail to complaints@indemo.eu or contact the following website: www.indemo.eu.

OTHER RELEVANT INFORMATION

The information contained in the Final Terms and in the Base Prospectus including supplements, which have been approved by the Bank of Latvia (Latvijas Banka), are the sole binding legal basis for this financial instrument. All documents are available on the website www.indemo.eu.