

## KEY INFORMATION DOCUMENT

### Purpose

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

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

### PRODUCT

<b>Product name:</b>	Note with the underlying discounted loan receivables backed by real estate acquired from the Lender TAMARINDO VECTOR S.L.
<b>Issuer:</b>	INDEMO SIA
<b>Manufacturer's contact details:</b>	<a href="mailto:info@indemo.eu">info@indemo.eu</a>
<b>Competent authority:</b>	Bank of Latvia (Latvijas Banka)
<b>Date of preparation:</b>	24.04.2023
<b>Date of last update:</b>	24.09.2025

### ABOUT THE PRODUCT

#### Type

Notes are asset-backed securities (financial instruments) issued by the Issuer (InDemo SPV Issuer No1, SIA, registration number 40203462441) in accordance with the base prospectus/offer program. The underlying assets are a pool of discounted debts purchased from the Lender (TAMARINDO VECTOR S.L.). The discounted debt obligations arise from unpaid mortgage loans for which the borrower has not made payments. The original lenders, such as banks, or subsequent purchasers, such as institutional intermediaries, sell these debts on the market at a discounted price, taking into account the collateral attached to them — the mortgaged real estate. The lender specializes in purchasing such discounted debts and resolving the associated problems (debt collection, restructuring, foreclosure or sale on the open market). The income generated from the investment (if any) is distributed among the Noteholders in accordance with the procedure set out in the issue documentation.

#### Objectives

The objective of this product is to achieve the highest possible yield by investing in a portfolio of discounted debts secured by real estate, using the process of debt recovery, restructuring or collateral realization. The product does not provide regular payments. Cash flows, if any, are irregular and depend on the results of debt recovery and the duration of their execution. The actual return to Noteholders depends on the recovery scenarios for each transaction batch. To mitigate the impact of a single debt claim, each Series consists of 8 (eight) separate discounted debt obligations. The purchase of the underlying discounted debt obligations on the secondary market and their servicing (collection, restructuring, realisation of collateral) is carried out by the Lender TAMARINDO VECTOR S.L. The Lender is a specialised legal entity that focuses on the acquisition of discounted debt obligations on the secondary market. The Lender is located in Barcelona and was registered on 16 January 2019 in accordance with the laws of the Kingdom of Spain under registration number B67360305 as a limited liability company. The Lender was registered on 29 June 2020 with the Bank of Spain as a mortgage lender (*Prestamista inmobiliario*) with code D123. The company seeks flexible settlement solutions and strives to reduce the excessive bureaucracy that is often characteristic of traditional financial institutions. This approach is focused on a practical compromise between the interests of the creditor and the debtor.

#### Intended private investors

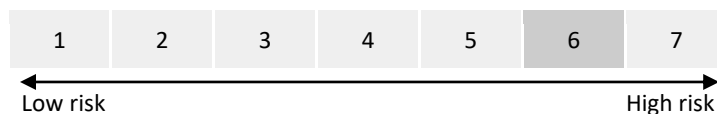
This product is intended for private investors who can accept the risk of losing their entire investment. Private investors must have sufficient knowledge and/or experience in dealing with financial instruments. The product is not intended for investors seeking guaranteed capital growth or regular payments.

#### Term

The maturity date for each bond issue is specified in the Final Terms and cannot be unilaterally changed by either the Issuer or the investor. However, in the cases specified in the Base Prospectus, the Issuer may (i) make an early redemption (repurchase the Debt Security) or (ii) extend the maturity period.

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

Risk indicator:



The risk indicator summary shows the risk level of this product compared to other products. It reflects the possibility that you may lose money due to market fluctuations or because we are unable to pay you. This product is classified as 6 out of 7. This means that the level of potential loss is assessed as second highest. Therefore, their potential losses from future performance are assessed as high, and poor market conditions are likely to affect our ability to pay you. This classification also takes into account other risks associated with Notes, which are described in detail in the base prospectus. You will not be able to receive your money back before maturity. This product does not offer protection against future market performance, so you could lose all or part of your investment. If the Issuer is unable to pay you the amount owed, you could lose all of your investment.

### Performance scenarios:

The return on this product depends primarily on how the underlying discounted debt obligations are recovered and how long the recovery process takes. Market factors such as changes in real estate prices and interest rates are uncertain and cannot be accurately predicted. The scenarios shown are illustrative examples based on assumptions and modelling techniques, and do not guarantee future results. Actual market developments may differ significantly from the scenarios presented.

Holding period: Investment example:		2 years €20,000
Minimum	There is no minimum guaranteed return. You may lose some or all of your investment.	
Stress scenario	<b>What you could get back after costs</b> Average return each year	EUR 17,342 -6.6%
Adverse scenario	<b>What you could get back after costs</b> Average return each year	22,400 EUR 6.0%
Moderate scenario	<b>What you could get back after costs</b> Average return each year	26,022 15.1
Favourable scenario	<b>What you could get back after costs</b> Average return each year	32,043 EUR 30.1%

In the scenario calculations, the average price-to-value ratio of the debt security and the price-to-debt ratio are 62% as a modelling assumption. The results shown in the table are presented for the holding period (2 years). The investor cannot exit the product before this term, as there is no secondary market. The actual holding period may be shorter if the Issuer exercises its right to early redemption, or longer if the Issuer exercises its right to extend the redemption period. Such rights of the Issuer may significantly affect the actual level of return.

**The stress scenario** assumes that it is not possible to reach a pre-trial agreement with the debtors and that it is not possible to sell the pledged real estate at auction at market price. Two years after the investment date, the pledged real estate is taken over by the Lender and sold on the open market within 18 months, with negative price dynamics. In the model, real estate prices throughout the above-mentioned process decrease by 44.3% of the appraisal value over a period of 3.5 years (reference to the historical maximum price decline in Spain). The scenario takes into account auction/expropriation taxes, fees and broker commissions.

**In the adverse scenario**, it is assumed that no pre-trial agreement has been reached. Two years after the investment date, the Lender sells the pledged properties at auction at a price 15% below the appraisal value. The scenario takes into account auction taxes and fees.

**The moderate scenario** assumes that a pre-trial agreement is reached with the debtors, according to which 90% of the outstanding liabilities (including accrued interest and contractual penalties) are paid within 18 months of the investment date.

**The favourable scenario** assumes that a pre-trial agreement is reached with debtors, under which 90% of outstanding liabilities (including accrued interest and penalties) are paid within 9 months of the investment date.

These calculations do not take into account your personal tax situation, which may also affect how much you will recover.

#### WHAT HAPPENS IF INDEMO SIA IS UNABLE TO PAY OUT THE FUNDS?

In the event that INDEMO SIA is unable to repay investors' funds or return financial instruments, you have the right to claim compensation through the Latvian Republic's investor protection programme. This programme applies, for example, to cases involving fraud, operational errors or the cessation of *INDEMO*'s activities. Compensation is limited to outstanding liabilities not exceeding EUR 20,000. Important: this protection does not cover losses arising from the Issuer's or underlying asset's default, market fluctuations or credit risk realisation.

#### WHAT ARE THE COSTS?

The person advising you on this product or selling it to you may charge you other costs. In that case, they will inform you of these costs and how they affect your investment.

##### Costs over time

The tables show the amounts that are deducted from your investments to cover various types of costs. These amounts depend on how much you invest and how long you hold the product. The amounts shown here are illustrations based on an example investment amount and investment period, assuming that you hold the notes until maturity. Example used: EUR 10,000 invested.

Costs and payments	Amount EUR	Amount %
Total costs	0	0.00

##### Cost breakdown

One-off costs	Transaction closing costs	0.00
	Investment termination costs	0.00
Regular costs	Portfolio transaction costs	0.00
	Other ongoing costs	0.00
Additional costs	Performance-related fees (and percentage of profits)	0.00

#### HOW LONG DO I HAVE TO HOLD THE BONDS, AND CAN I WITHDRAW MONEY BEFORE THE MATURITY DATE?

The notes are intended to be held until maturity and do not provide for early redemption or cancellation before maturity. Asset-backed securities are exclusively available on the *INDEMO* platform, and *INDEMO* does not provide a secondary market for this product. The Issuer has the right to partially or fully redeem the securities at any time without the need to provide additional explanations or justifications. If either party wishes to engage in secondary market activities, it must inform *INDEMO* accordingly and comply with all necessary prerequisites and procedures to qualify as an investor on the *INDEMO* platform.

#### HOW TO SUBMIT A COMPLAINT?

All complaints about our product or the content of this document can be submitted to SIA "INDEMO", Mazā Nometņu iela 10-2, Rīga, LV-1002. You can also send an email to [complaints@indemo.eu](mailto:complaints@indemo.eu) or contact us via the website [www.indemo.eu](http://www.indemo.eu).

#### OTHER IMPORTANT INFORMATION

The information contained in the Final Terms approved by the Bank of Latvia and the Base Prospectus, including any supplements, is the only binding legal basis for this financial instrument. All documents are available on the website [www.indemo.eu](http://www.indemo.eu).