

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 loan receivables under investment loan agreement with AVEINE INVEST S.L.
Manufacturer:	INDEMO SIA
Contact details of the manufacturer:	info@indemo.eu https://indemo.eu/Imprint
Competent authority:	Bank of Latvia (Latvijas Banka)
Document created:	26/02/2026

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 and are backed by loan receivables under Investment Loan Agreement concluded with Foreclosure Agent (AVEINE INVEST S.L.).

The Foreclosure Agent selects and buys non-performing mortgage loans on the institutional debts' secondary market at a discounted price, including collateral rights, and works out it by ensuring debt collection, enforcement (foreclosure) of the mortgaged property and restructuring activities.

Special Purpose Vehicle (SPV or Indemo Finance SIA) is established to finance/refinance the purchase of the non-performing mortgage loans by Foreclosure Agent. SPV issues an investment loan to the Foreclosure Agent, using the funds attracted from the Noteholders as a result of the issue of the Notes. The Notes are backed by the loan receivables under the respective Investment Loan Agreement.

Foreclosure Agent repays the investment loan strictly depending on the results of the foreclosure. Purchasing Notes entitles a Noteholder to receive income payments from the Notes whenever the Foreclosure agent receives Foreclosure return proceeds, i.e., the attached real estate is sold either on the open market or the foreclosure auction, or the defaulted mortgage debt is settled otherwise.

Objectives

The aim of this product is to obtain the highest possible yield by investing in the returns and risks of the foreclosure of non-performing mortgage loan. 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 non-performing mortgage loans. Each Series is attributable to the foreclosure of one specific non-performing mortgage loan. The Foreclosure Agent is a specialized legal entity focused on the acquisition of discounted non-performing mortgage loans on a secondary market. Foreclosure Agent is based in Barcelona and was incorporated under the laws of the Kingdom of Spain with registration number B01936145 as a limited liability company on 16 September 2020. The Foreclosure Agent is registered with the Bank of Spain as a real estate lender (*Prestamista inmobiliario*) under the code D465 on 26 May 2021. The Foreclosure Agent 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

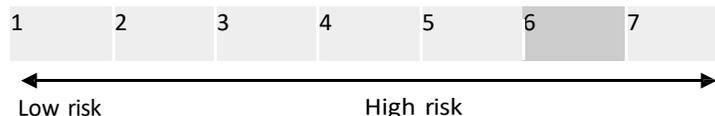
This product is targeted for retail investors who can bear losses up to the total loss of the invested capital. The retail investor has sufficient knowledge and/or experience with financial products. The retail investor has no clear (or significant) preference regarding capital growth and/or regular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

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 earlier 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 the Foreclosure Agent to generate income and pay. This classification takes into consideration other risk factors relating to the Notes as described in detail in the Base Prospectus.

You will not be able to cash in early. This product does not include any protection from future market performance so you could lose some or all your investment. If the Issuer cannot pay you what is owed, you could lose your entire investment.

Performance scenarios:

The profitability of this product depends on how the non-performing mortgage loan is recovered and how much time is needed for the recovery process. Market factors, such as changes in real estate prices, are uncertain and cannot be precisely predicted. The scenarios shown are illustrative examples based on assumptions and modeling methods, and they do not guarantee future results. Actual market developments may differ significantly from the scenarios provided.

Holding period: Example investment:		2 years €20,000
Minimum	There is no minimum guaranteed return. You could lose some or all your investment.	
Stress scenario	What you might get back after costs Average return each year	17,342 EUR -6.6%
Unfavorable scenario	What you might get back after costs Average return each year	22,400 EUR 6.0%
Moderate scenario	What you might get back after costs Average return each year	26,022 EUR 15.1%
Favorable scenario	What you might get back after costs Average return each year	32,043 EUR 30.1%

For scenario modeling it is assumed that the average Price-to-Value and Price-to-Debt ratios are 62%. The results shown in the table are based on a holding period of 2 years. The investor has no option to exit the product before this term since there's no secondary market for the Note. The actual holding period may be shorter if the Issuer exercises its right for early redemption, or longer if the Issuer uses its right to extend the redemption period. Such rights of the Issuer can significantly impact the actual return level.

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. 24 months after the date of investment, the pledged real estate properties are taken over into possession by the Foreclosure Agent, which sells them on the open market within 18 months with negative price dynamics. Under this scenario property prices fall by 44.3% of the appraised value over the 3.5 years throughout the above process (with reference to 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. 2 years after the date of investment, the Foreclosure Agent 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.

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

WHAT HAPPENS IF INDEMO SIA IS UNABLE TO PAY OUT?

In the event that INDEMO SIA fails to return you the funds or financial instruments to you, you have the right to seek compensation through the investor protection program of the Republic of Latvia. The program applies to instances typically resulting from INDEMO SIA operational errors, fraud, or if INDEMO SIA ceases operations. The maximum amount of reimbursement is equal to the amount of loss caused by the default of INDEMO, but not exceeding a limit of 20,000 EUR.

The Investor protection program does not cover your losses if the Issuer or Foreclosure Agent is unable to pay.

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, and 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	0.00%

Costs structure

One-time costs	Entering into transaction costs	0,00%
	Investment termination costs	0,00%
Regular costs	Auto-invest costs	0,00%
	Other recurring costs	0,00%
Additional costs	Performance-based fees (including profit share)	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 redeem 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 INDEMO SIA - Skanstes iela 50, Riga, LV-1013, Latvia. 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.