Relevant Information Document
Park City Zaragoza Token Public Offering (BAES-EPARKZ)

Digital Asset Service Provider: BANCO ATLÁNTIDA EL SALVADOR, S.A. (PSAD-0035)
Issuer: Park City Za, S.A. de C.V. San Salvador, San Salvador, El Salvador (N° EAD-0025)
Date: May 2025

Content

1) SUMMARY

Park City Za, S.A. de C.V., with digital asset issuer registration number EAD-0025, presents this Relevant Information Document (RID) with the objective of offering investors a clear and detailed description of the issuance with registration number AD.00031 of BAES-EPARKZ digital tokens.

- **BAES-EPARKZ (Revenue Token)**

This issuance is backed by the sale of 1,056 real estate units distributed across 8 towers, with 132 units in each tower. The project is intended for residential use and will be strategically located within the District of Zaragoza, Municipality of La Libertad Este, Department of La Libertad, El Salvador. However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

This innovative investment model combines blockchain technology to ensure transparency, security, and global access for investors, allowing them to participate in a high-end real estate development.

A. GENERAL INFORMATION ABOUT THE PARK CITY PROJECT

Location and Characteristics of the Project

The project aims to build luxury, or Class A, residential complexes located in Zaragoza, La Libertad, which is emerging as one of the fastest-growing and most in-demand urban areas for premium real estate.

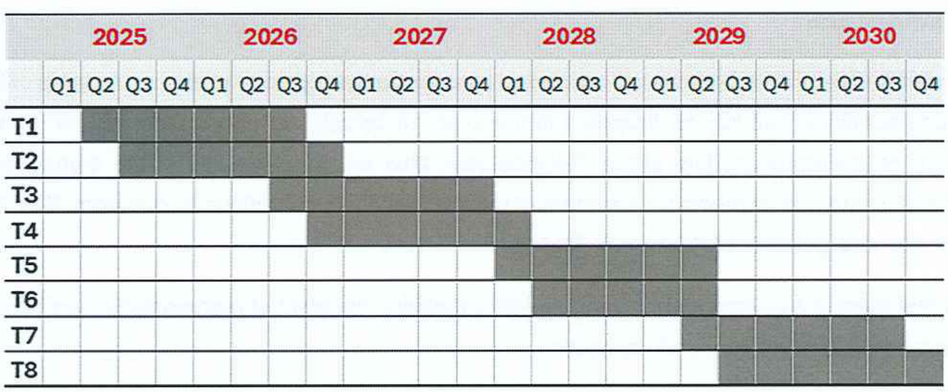
The Park City Project will be developed on 189,040.93 square meters of land, on which a luxury residential complex will be built consisting of approximately:

- Approximately 8 premium or Class A apartment towers, each consisting of an average of 132 real estate units.
- A residential area with exclusive amenities, such as a gym and recreational areas.

This exclusive design will allow for the creation of a first-class residential and tourist environment, with quality infrastructure, nearby commercial areas, and luxury amenities.

Park City Zaragoza Project Development Phases

Construction of the project is planned to take place over a period of 6 years, with completion scheduled for 2030, according to the following schedule:



Where: T: Tower, Q: Quarter.

Due to the nature of the work to be carried out, this work schedule may be modified, provided that it does not negatively affect the profitability of the project. In the event of any changes, the issuer will notify all interested parties, including the CNAD

SB. STRATEGIC OBJECTIVES OF THE ISSUE

The funds raised through the issuance of BAES-EPARKZ tokens will be used to:

- Finance the development of the real estate project, which aims to build an estimated 8 towers of luxury real estate units to be marketed.
- Democratize access to exclusive real estate investments, allowing the participation of national and international investors through tokenization.
- Maximize returns for investors through a sustainable financial model.
- Ensure transparency and security by using blockchain technology to record and audit all transactions.

C. ISSUE STRUCTURE

- Backed by cash flows generated by the sale of real estate units.
- Allows investors to participate in the project's incomes before taxes, without a defined frequency.
- The distribution of incomes before taxes, if any, will be made once all operating and financial costs have been covered.

D. UNDERLYING ASSETS

The underlying asset of this issue consists of the net cash flows generated from the marketing and sale of 1,056 real estate units distributed across eight towers.

However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

The issuance of BAES-EPARKZ tokens will be backed by a contract for the transfer of economic rights to the project. This provides additional security for investors in the event of default, as the contract will be granted by the Issuer in favor of the representative of the Tokenholders, thus ensuring integrity in the management of the project's revenues and guaranteeing the payment of returns and other obligations to investors.

E. GUARANTEES

The issuance of BAES-EPARKZ tokens will be backed by a contract assigning the economic rights of the project, which provides additional security for investors in the event of default, as this contract will be granted by the Issuer in favor of the representative of the Tokenholders, thus ensuring integrity in the management of the project's revenues and guaranteeing the payment of returns and other obligations to investors. **See Annex VIII. Contract for the Assignment of Economic Rights.**

In the event that there is a guarantee in favor of the tokenholders, the elected representative will be responsible for its management, administration, and execution.

Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's revenues, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they can give their consent to the Issuer's request.

Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issue Administrator, even if the latter coincides with the same legal entity.

F. DISTRIBUTION OF PAYMENTS

Revenue Token (BAES-EPARKZ)

- There is no fixed interest rate. Income will depend on the financial performance of the project.
  Pro rata distribution among BAES-EPARKZ investors, once operating costs have been covered.
- Elimination of tokens (burn) upon completion of the total sale of the Project, the Developer will pay investors the remainder of the return, as well as all cash resulting from the sale of the Project, in proportion to the tokens held in the Issue and as it receives the proceeds from the sale of real estate units.

G. MARKET AND COMMERCIALIZATION

BAES-EPARKZ tokens will have:

- Primary and secondary market available from the start of the issue.
- Secondary market, allowing the purchase and sale of tokens on the Banco Atlántida El Salvador, S.A. platform.

H. TECHNOLOGY MANAGEMENT AND SECURITY

The issuance will be managed through smart contracts in Algorand (ASC1), automating the execution of payments and ensuring traceability.

The custody and security of the tokens will be the responsibility of Banco Atlántida El Salvador, S.A. for the administration and execution of transactions.

I. LEGAL FRAMEWORK

The issuance is legally backed by Park City Za, S.A. de C.V. and is governed by the Digital Asset Issuance Law, Regulations, and other applicable Salvadoran regulations, including:

- Commercial Code
- Civil Code
- Tax Code
- Income Tax Law
- Commercial Registry Law
- Regulations on the Registry of Issuers and Issues

CONCLUSION

BAES-EPARKZ tokens represent an innovative investment alternative within the Park City Zaragoza Project, combining the strength of the real estate sector with the efficiency and transparency of blockchain technology. Each type of token offers a differentiated value proposition, allowing investors to choose the strategy that best suits their investment profile and financial objectives.

The Park City Zaragoza Project represents a unique investment opportunity in the real estate market, combining legal certainty, tangible asset backing, and blockchain technology to ensure transparency, traceability, and global access.

Investors in BAES-EPARKZ tokens will have access to variable income linked to the project's performance, with the potential for higher returns, although subject to market conditions. With this model, Park City Za, S.A. de C.V. is driving the modernization of the real estate sector in El Salvador, offering a solid financial scheme that democratizes access to exclusive investments through tokenization.

This issuance has been approved and registered in the CNAD's issuance registry. Likewise, this Relevant Information Document (DIR) is available free of charge on the Park City Za, S.A. de C.V. website and through the official channels of Banco Atlántida El Salvador, S.A.

This offering is subject to applicable regulations and does not constitute an offer in jurisdictions where its marketing is illegal.

PARTICIPANTS IN THE BAES-EPARKZ ISSUE	
Issuer	**Park City Za, S.A. de C.V.** Address: Boulevard El Hipódromo #293, Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador. Website: https://haus.com.sv/park-city-zaragoza/ CNAD registration number: N° EAD-0025 Designated contact person: Brandon Alberto Lima Vásquez Contact telephone number: +503 73453386 Contact email: blima@haus.com.sv
Issue Structurer	**Banco Atlántida El Salvador, S.A.** Address: 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 Website: https://www.bancoatlantida.com.sv/ CNAD registration number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv
Digital Asset Service Provider	**Banco Atlántida El Salvador, S.A.** Address: 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 Website: https://www.bancoatlantida.com.sv/ CNAD registration number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President)

	Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering. For the operational execution of the issuance and administration of digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure ( ) for the issuance, marketing, and management of digital assets.
Digital Asset Certifier	**TR Capital, S.A. de C.V.** Address: Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador. Website: https://www.trcapital.net/ CNAD Registration Number: CERT-0003 Designated contact person: Héctor Ramón Torres Córdova Contact telephone number: +503 2538-6360 Contact email: info@trcapital.net
Legal Advisor	**Banco Atlántida El Salvador, S.A.** Address: 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 Website: https://www.bancoatlantida.com.sv/ CNAD registration number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv
External Auditor	**Cocar Romano y compañía** Address: Calle Escalón Escorial Norte 31-B, San Salvador, El Salvador Website: www.cocarauditores.com Designated contact person: Carlos Cocar Romano Contact telephone numbers: +503 2299 – 3400 Contact email: recepcion@cocarauditores.com

Experience and Functions of the Parties Involved in the Issuance of BAES-EPARKZ Tokens

The issuance of BAES-EPARKZ tokens has involved key players with experience in the fields of digital assets, blockchain technology, and finance, who have assumed specific roles to ensure the transparency, security, and success of the issuance.

1. **Issuer: Park City Za, S.A. de C.V.**
   - **Address:** Boulevard El Hipódromo #293, Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador.
   - Issuer Registration Number: N° EAD-0025
     Website: https://haus.com.sv/park-city-zaragoza/
   - **Designated contact person:** Brandon Alberto Lima Vásquez
   - **Contact telephone number:** +503 73453386
     Contact email: blima@Haus.com.sv

Experience:

Park City Za, S.A. de C.V. is a company established for the purpose of developing and marketing innovative real estate projects, adopting the tokenization of digital assets as a modern and efficient financing alternative. Backed by the track record and experience of its shareholders and executives in real estate project development, the company incorporates advanced planning and marketing strategies to maximize the value of its developments. Its approach is focused on creating sustainable, high-impact projects, combining innovation and solid execution.

Specific functions:

- Issuer of digital assets linked to the Park City Zaragoza project.
- Responsible for the development, marketing, and operation of the project.
- Ensuring compliance with the terms established in the issuance.

2. Issuance Structurer: Banco Atlántida El Salvador, S.A.

- **Address:** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón, San Salvador, CP 1101.
- **Website:** https://www.bancoatlantida.com.sv/
- **CNAD registration number:** PSAD-0035
- **Designated contact person:** Carlos Antonio Turcios Melgar (Executive President)
- **Contact telephone number:** +503 2267-4250 and +503 2267-4411
- **Contact email:** info@bancatlan.sv

Experience:

Banco Atlántida El Salvador, S.A. is a financial institution with experience in structuring and managing digital assets, providing solutions for the tokenization of investment projects. Its expertise in banking and corporate finance allows it to offer security and regulatory compliance in the structuring of digital asset issuances.

Specific functions:

- Design and structuring of the issuance, ensuring alignment with applicable regulations.
- Preparation and review of key documentation, including the Relevant Information Document (DIR).
- Supervision of legal and regulatory compliance, in coordination with relevant authorities.

3. Digital Asset Service Provider (DASP): Banco Atlántida El Salvador, S.A.

- **Address:** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón, San Salvador, CP 1101, El Salvador
- **Website:** https://www.bancoatlantida.com.sv/
- **CNAD registration number:** PSAD-0035
- **Designated contact person:** Carlos Antonio Turcios Melgar (Executive President)
- **Contact telephone number:** +503 2267-4250 and +503 2267-4411
- **Contact email:** info@bancatlan.sv

Experience:

Banco Atlántida El Salvador, S.A. is a Digital Asset Service Provider (DASP) specializing in the administration of tokenization platforms and the commercialization of digital assets using blockchain technology. For the operation and execution of the issuance, Banco Atlántida El Salvador, S.A. ensures a robust and efficient infrastructure for token management.

Specific functions:

- Administration of **BAES-EPARKZ** tokens and the trading platform.
- Management of the traceability and security of transactions carried out by token holders.
- Automation of revenue distribution through smart contracts developed under the Algorand protocol.

4. **Digital Asset Certifier: TR Capital, S.A. de C.V.**
   - **Address:** Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador.
   - **Website:** https://www.trcapital.net/
   - **CNAD registration number:** CERT-0003
   - **Designated contact person:** Héctor Ramón Torres Córdova
   - **Contact telephone number:** +503 2538-6360
   - **Contact email:** info@trcapital.net

Experience:

TR Capital is a leading firm in the certification and structuring of digital asset issuances in El Salvador. It has participated in more than 85% of the issuances approved by the National Digital Assets Commission (CNAD), both in the public and private sectors. Its extensive portfolio includes the certification of complex projects in various economic sectors, consolidating its position as a benchmark in the digital asset market.

Specific functions:

- Certification of the issuance of **BAES-EPARKZ** tokens, ensuring their compliance with applicable regulations.
- Assessment of the financial viability of the tokenization model.
- Validation of the Relevant Information Document (DIR) and the economic rights of token holders.

5. **Legal Advisor: Banco Atlántida El Salvador, S.A.**
   - **Address:** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón, San Salvador, CP 1101.
   - **Website:** https://www.bancoatlantida.com.sv/
   - **CNAD registration number:** PSAD-0035
   - **Designated contact person:** Carlos Antonio Turcios Melgar (Executive President)
   - **Contact telephone number:** +503 2267-4250 and +503 2267-4411
   - **Contact email:** info@bancatlan.sv

Experience:

The legal department of Banco Atlántida El Salvador, S.A. has solid knowledge of the regulatory framework for digital assets in El Salvador, providing specialized advice on regulatory compliance, the legal structure of issuances, and financial contracts.

Banco Atlántida El Salvador, S.A., in its role as Legal Advisor, is limited exclusively to the legal structuring of the issuance of the digital assets described in this Material Information Document. Such advice does not comprise and should not be interpreted as a recommendation, analysis of suitability, tax, financial, accounting, regulatory, or investment advice for potential investors, as the latter are responsible for obtaining their own independent advice in relation to any aspect other than the legal structuring of the issuance.

Specific functions:

- Supervision of compliance with the legal provisions applicable to the issuance.
- Interfacing with regulatory authorities, ensuring the registration and approval of the issuance.
- Ensuring the integrity and alignment of the process with local and international regulations.

6. External Auditor: Cocar Romano y Compañía

- **Address:** Calle Escalón Escorial Norte 31-B, San Salvador, El Salvador
- **Contact person:** Carlos Cocar Romano
- **Phone:** +503 2299-3400
- **Email:** recepción@cocarauditores.com

Experience:

COCAR Auditores is a firm with more than 20 years of experience, specializing in auditing, tax consulting, and financial planning. Its team of highly trained professionals offers customized solutions that guarantee trust and security for its clients. As a member of EuraAudit International, COCAR Auditores maintains a commitment to excellence and confidentiality, establishing itself as a benchmark in the sector for El Salvador and Central America.

Specific functions:

- Periodic auditing of the cash flows generated by the project and the administration of the funds raised.
- Issuance of semi-annual and annual reports to ensure transparency and financial compliance.

For more details, please refer to **Annex VI – Contracts Park City Za, S.A. de C.V.**

2) GLOSSARY

This glossary has been developed to provide a general understanding of the terms used in the context of the public issuance of **BAES-EPARKZ** digital assets. These definitions are not intended to serve as legal advice. For specific guidance or advice, it is recommended that you consult a qualified financial advisor.

1. **Digital Asset**: A digital representation of an asset that can be stored and transferred electronically using distributed ledger technology or blockchain.
2. **Issuer**: Park City Za, S.A. de C.V., responsible for issuing BAES-EPARKZ tokens and executing the Park City Zaragoza Project.
3. **Token:** Digital representation of economic rights in the Park City Zaragoza Project.
   - **Revenue Token (BAES-EPARKZ):** Represents economic rights over the profits generated by the sale of real estate units in the Park City Zaragoza Project. Its profitability depends on the financial performance of the project, and profits, if any, are only distributed once all financial obligations have been met.
4. **Smart Contract**: A program that executes automatically when predefined conditions are met, ensuring transparency and security in blockchain transactions.
5. **Digital Asset Service Providers (DASP)**: Entities authorized to provide services related to digital assets, such as custody and exchange.
6. **KYC (Know Your Customer)**: Process of identifying and verifying customers, essential for preventing fraud and money laundering.
7. **External Auditor**: Independent entity that reviews and verifies a project's internal controls and financial statements.
8. **Secondary Market**: Platform enabled for the purchase and sale of BAES-EPARKZ tokens after the primary offering has ended.
9. **Custodian**: Financial institution responsible for the custody and management of the underlying assets backing the tokens.
10. **Decentralized Ledger**: An immutable record of transactions distributed across a blockchain network, without centralized intermediaries.
11. **Token Valuation**: Calculation of the market value of a token based on economic variables and underlying performance.
12. **National Digital Assets Commission (CNAD)**: Regulatory authority in El Salvador that oversees the issuance and management of digital assets.
13. **Digital Asset Public Offering**: Technical or commercial proposal of digital assets to the public for sale.
14. **Sales Window**: Defined period for the placement of BAES-EPARKZ tokens on the primary market.
15. **Profit**: Final result of total revenue after deducting direct costs, administrative, financial, and associated expenses.

The definitions contained in this glossary are specific and applicable only to this Relevant Information Document (DIR) related to the issuance of BAES-EPARKZ tokens. These definitions should not be interpreted as applicable outside the context of this document or for other projects, issuances, or different legal purposes.

3) ISSUER'S LETTER OF INTRODUCTION

Dear investors,

I hope this letter finds you in excellent health and on track to meet your financial goals. On behalf of Park City Za, S.A. de C.V. (hereinafter, The Developer), I am pleased to present you with a unique investment opportunity in the Park City Zaragoza Project, located in one of the most exclusive areas with the greatest tourism potential in the department of La Libertad.

The track record and experience of our shareholders and executives in the execution of high-impact real estate projects have led the Developer to adopt the issuance of digital assets as a modern and efficient financing alternative.

In the first part of the project's development, we will focus on the simultaneous construction and marketing of the first two towers, each with 132 real estate units. During the remainder of the project, the remaining six towers will be built, each with 132 real estate units, as well as the complex's amenities, such as the clubhouse, swimming pool, gym, and green and recreational areas. The towers will be designed to combine luxury and functionality in a prime location just minutes from Surf City and in a constantly growing commercial environment.

However, it should be noted that the number of towers, the construction period, and the real estate units may be subject to change, provided that such changes do not adversely affect the financial results of the project. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

The issuance of BAES-EPARKZ tokens will allow you to participate directly in the Park City Zaragoza Project, providing you with investment opportunities tailored to different investor profiles, with economic rights linked to the sale of the real estate units.

- **Income Token (BAES-EPARKZ):** Aimed at investors who wish to participate in the profits generated by the sale of real estate units. Returns depend on the financial performance of the project and will be distributed annually, starting in 2027, as income is generated from the sale of the Project.

Feature	Income Token (BAES-EPARKZ)
Investor Profile	Investors who wish to participate in the project's profits with the possibility of higher variable returns.
Source of Return	Distribution of profits generated by the sale of real estate units.
Guarantee	Economic Rights Assignment Agreement
Payment Priority	It takes priority over any other distribution within the project.
Liquidity	Secondary market
Associated Risk	Variable risk: return subject to the financial performance of the project.

Key Advantages of the BAES-EPARKZ Token Issuance

The issuance of BAES-EPARKZ tokens offers multiple benefits for investors, allowing them to choose the option that best suits their investment profile and return expectations.

Benefits of the Revenue Token (BAES-EPARKZ)

1. **Share in project profits:** Investors will receive net income generated from the sale of real estate units distributed across approximately eight towers, after deducting project operating and management costs.
2. **Security and financial backing:** The issuance is backed by an economic rights assignment agreement, providing an additional security mechanism for investors in the event of default.
3. **Transparency and traceability:** Blockchain technology guarantees immutable recording, traceability, and audibility of all transactions, ensuring reliability in the distribution of income.
4. **Liquidity and access to secondary markets:** The tokens may be traded on secondary markets, allowing investors to sell their stake and providing investment flexibility.
5. **Potential for variable returns and alignment with project success:** The profitability of the revenue token will depend on the financial performance of the project, allowing investors to benefit directly from the growth and success of the commercialization of the real estate units.

Park City Za, S.A. de C.V. reaffirms its commitment to operating under the highest standards of ethics, transparency, and integrity. Our mission is to develop high-quality housing solutions, driven by innovation and excellence in the real estate sector.

We invite you to carefully review the information contained in this Material Information Document (MID), where you will find all the details necessary to make an informed decision about this exclusive investment opportunity.

We are confident that Park City Zaragoza represents an exceptional option to diversify your portfolio, participate in a dynamic market, and benefit from a cutting-edge investment model backed by blockchain technology.

We remain at your disposal to provide advice and answer any questions you may have.

Sincerely,

Carlos Alberto Guerrero Contreras
Legal Representative
Park City Za, S.A. de C.V.

4) AFFIDAVIT

To the best of our knowledge and belief, and based on the information available to date, the information contained in the Relevant Information Document for the Offering submitted to the National Digital Assets Commission is correct, accurate, and complete, and does not contain any material omissions. Park City Za, S.A. de C.V. will keep all information up to date and, in the event of any material change in the information provided or in situations affecting the issuance of the tokens, will communicate such information to investors and the competent authorities without delay, as required by applicable laws and regulations. **Annex I - Affidavit.**

5) CERTIFIER'S REPORT

TR Capital, S.A. de C.V., is a company authorized by the CNAD as a Digital Asset Certifier under registration number CERT-0003. It is a Salvadoran company, incorporated on May 13, 2017, before the notary public Alfredo Alejandro Muñoz Rodas. It is registered in the Registry of Companies of the Commercial Registry under number 21 of Book 3776; with registration number 2017088178; and Tax Identification Number 0614-130517-102-0.

Attached to this Material Information Document is the Certifier's full report, together with all its considerations regarding the issuance of BAES-EPARKZ tokens. **Annex II—Certifier's Report.**

6) ISSUER DESCRIPTION

Corporate profile

Park City Za, S.A. de C.V. is a Salvadoran company formally incorporated on March 14, 2025, registered in the Commercial Registry under Tax ID No. 0623-171224-116-4. Its legal address is in the District of San Salvador, Municipality of San Salvador Centro, Department of San Salvador. Its main offices are located at Boulevard El Hipódromo #293, Apt. Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador. With issuer registration number EAD-0025.

The company is responsible for the development and marketing of the Park City Zaragoza Project, located on Carretera Puerto de La Libertad, Vuelta del Coyol, Cantón El Barrillo, Zaragoza District, Municipality of La Libertad Este, Department of La Libertad, with the aim of creating high-end residential and tourist complexes, integrating natural features and exclusive amenities to attract both national and international investors.

Among the main facilities that the Park City Zaragoza Project will offer are:

- Clubhouse
- Access to green and recreational areas
- Swimming pool within the complex
- Gym and sports areas.

It should be noted that the cost of these amenities has been included in the project budget.

Vision and purpose

The purpose of Park City Za, S.A. de C.V. is to become a benchmark in high-end real estate development in El Salvador, offering innovative, sustainable projects with exceptional design.

Its vision is to consolidate the Zaragoza District as a world-class tourist and residential destination, creating spaces that generate value for investors, residents, and the real estate sector in general. To this end, it adopts a strategy of sustainable development and intelligent planning, ensuring a positive impact on the country's economy.

Current situation and financial strategy

With the aim of diversifying its sources of financing, Park City Za, S.A. de C.V. has incorporated asset tokenization as a key strategy to attract investment both nationally and internationally.

This financing model, based on the issuance of **BAES-EPARKZ** tokens, allows for:

- Reduce intermediation costs by offering direct access to investors.
- Ensure transparency and security through the use of blockchain technology.
- Ensure liquidity by facilitating the trading of tokens on authorized secondary markets.

Unlike traditional methods, asset tokenization allows investors to participate in the commercialization of the project through an efficient, secure structure that is aligned with the modernization of **the real estate** sector.

Issuer	PARK CITY ZA, S.A. DE C.V.
Trade name	PARK CITY ZA, S.A. DE C.V.
Issuer registration number	N° EAD-0025.
Tax Identification Number	0623-171224-116-4
Address	Boulevard El Hipódromo #293, Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador.
Legal representative	Carlos Alberto Guerrero Contreras
Phone	+503 21180677
Email	rangel@Haus.com.sv
Website	https://haus.com.sv/park-city-zaragoza/

Organizational Chart

- **Description of the Management Team and its Functions**

The corporate governance of Park City Za, S.A. de C.V. is structured into several levels of management, which play a fundamental role in decision-making and the fulfillment of the company's strategic objectives. The profiles of the company's administrators are detailed below:

- General Shareholders' Meeting:

The General Shareholders' Meeting is the company's main governing body. Its main functions include approving financial statements, electing administrators, and defining long-term corporate strategies.

The corporate governance structure of Park City Za, S.A. de C.V. ensures efficient decision-making in line with best practices in the real estate industry, promoting transparency, security, and sustainable growth for the company.

- Functions of the General Shareholders' Meeting:

- Approval of the Board of Directors' Annual Report
- Approval of the Financial Statements, such as the Balance Sheet, Income Statement, and Statement of Changes in Equity
- Approval of the External Auditor's Report
- Appointing and removing directors, the External Auditor, and the Statutory Auditor
- The remuneration of directors, the External Auditor, and the Statutory Auditor
- Approval of the application of results

- All matters submitted to the Board of Directors for its consideration and which are not required by law to be submitted to the Extraordinary General Meeting.

- **Company Administrators:**
  - **Sole Owner Administrator:** Carlos Alberto Guerrero Contreras:

  Businessman and manager with investments in residential real estate, mixed-use properties, offices, hotels, advertising, and restaurants.

  - **Alternate Sole Administrator:** Edgar Mauricio Hasbún Lama

- **Legal Representative:** Carlos Alberto Guerrero Contreras

Businessman and manager with investments in residential real estate, mixed-use properties, offices, hotels, advertising, and restaurants

Compliance:

Compliance Officer: Iris Cecibel Montano Palma

Professional in Legal Sciences from the Central American University "José Simeón Cañas," authorized to practice law and notary services by the Supreme Court of Justice of El Salvador.

Certified in Money and Asset Laundering Prevention by the Financial & International Business Association (FIBA) in conjunction with Florida International University (FIU) since 2023 and recertified in April 2025.

She has received various training programs in AML prevention with the support of Yancor and Mentory during 2024 and 2025.

She holds a Master's Degree in Business Administration and Management from the University of Valencia, Spain, awarded in 2011.

She has been a trainer in training processes for civil society organizations in relation to FATF Recommendation 8, collaborating on various research documents related to the analysis of Instruction No. 380 of the State Financial Investigation Unit.

-Deputy Compliance Officer: Malory Desirée Sermeño Rodríguez

Bachelor's degree in Economics from Jose Simeón Cañas University, specializing in customer service, marketing, leasing, and sales in a construction company.

Description of the Executive Team

- **HAUS President:** Carlos Alberto Guerrero Contreras

Entrepreneur and manager with investments in residential real estate, mixed-use properties, offices, hotels, advertising, and restaurants.

- **General Director:** Rocío Ángel

Business administrator with an MBA from the Pontificia Universidad Católica de Chile, one of the top three universities in Latin America, specializing in finance and capital markets. Her career focus is on strategic financial management, sales, and real estate project management.

➢ **Technical and Construction Director:** Raúl Castañeda

Civil Engineer, MBA, PMP, +900,000 m2 successfully built in the main capitals of the Central American region in the commercial, residential, civil engineering, and infrastructure sectors.

➢ **Commercial and Business Development Director:** Javier Guerrero

With extensive experience in the real estate market in El Salvador and a deep understanding of investment trends and formats. He leads all of the group's land banking activities with a short-, medium-, and long-term vision.

Contracting Policy for the Issuance of Digital Assets

In the context of the issuance of BAES-EPARKZ Tokens, clear and transparent contracting policies have been implemented to regulate the participation of the parties involved in the different stages of the process, including the structuring, placement, administration, and certification of the issuance. These policies are designed to ensure regulatory compliance, the proper execution of assigned functions, and the protection of investors' interests.

In addition, formal contracts have been signed with each of the parties involved in the issuance, detailing their obligations. These obligations include:

- The structuring and design of the financial instrument, including the validation of the terms and conditions of the issuance.
- The placement of tokens through mechanisms approved by Salvadoran regulations.
- The transparent and efficient administration of the resources associated with the issuance.
- The implementation of advanced technological measures to ensure the traceability, security, and distribution of the benefits generated by the sale of the real estate units.

For more details on the applicable policies, the contracts signed, and the specific responsibilities of each party involved, please refer to **Annex III – Contracting Policies.**

Financial Statements

Park City Za, S.A. de C.V. was incorporated on March 14, 2025, with an initial capital of USD $2,000 (TWO THOUSAND UNITED STATES DOLLARS), as stated in **Annex IV – Initial Balance Sheet of the Issuer**.

Given that the company is in its initial stages and has not yet begun operations, it does not have audited financial statements, but any relevant financial information will be provided to investors as the project progresses.

Reason for the public offering and purpose of the issuance

Park City Za, S.A. de C.V. is presenting a Digital Public Offering consisting of an issuance of Revenue Tokens (BAES-EPARKZ), composed of the net cash flows derived from the sale of real estate units in the Park City Zaragoza Project, located on Carretera Puerto de La Libertad, vuelta del Coyol, El Barrillo Canton, Zaragoza District, Municipality of La Libertad Este, Department of La Libertad.

The issuance of BAES-EPARKZ tokens offers investors the opportunity to participate in the profits generated by the sale of the project's 1,056 real estate units. The returns on these tokens are subject to the financial performance of the real estate development.

This innovative investment model combines transparency, accessibility, and financial security, allowing investors to participate in the growth of an exclusive real estate development in one of the most attractive tourist areas in the country, while the project optimizes its financing through the tokenization of digital assets.

Land Information and Key Features

The Park City Zaragoza Project is being developed on a strategically located plot of land in the Zaragoza District, one of the areas with the highest demand and real estate potential in El Salvador, due to its proximity to Surf City, an area of high tourist demand.

- Transformation of 189,040.93 square meters into an exclusive residential development with high-level infrastructure.
- Privileged location 20 minutes from San Salvador and 10 minutes from Surf City, offering a unique experience for residents and investors.
- Development of first-class amenities, including a clubhouse, swimming pool, gym, among others.
- High land value, given its location in a consolidated and growing tourist destination.

The design of the Park City Zaragoza Project maximizes the value of the land and the profitability of the project, guaranteeing attractiveness and exclusivity for investors seeking real estate projects with high growth potential.

Currently, the land where the PARK CITY ZA project will be developed is free of encumbrances, with the acquisition in favor of PARK CITY ZA currently in process.

Financing and Tokenization Strategy

As part of its vision for innovation and modernization, Park City Za, S.A. de C.V. has opted for the tokenization of digital assets as a mechanism to finance the execution and commercialization of the project.

This strategy allows for attracting local and international investment, ensuring more efficient and transparent access to opportunities in the real estate sector.

The issuance of BAES-EPARKZ tokens offers multiple advantages, including:

- **Democratization of investment:** It allows for the participation of a broader base of investors, from large funds to small investors who would not traditionally have access to this type of project.
- **Greater liquidity:** The possibility of trading tokens on authorized secondary markets facilitates the entry and exit of investors without the need to wait for long maturity periods.
- **Reduced costs and time:** By using blockchain technology, unnecessary intermediaries and administrative

processes are eliminated, optimizing administrative processes and reducing costs.

- **Transparency and security:** The recording of all transactions on an immutable blockchain provides confidence and traceability throughout the life of the project.
- **Favorable regulatory environment:** The issuance operates under the regulatory framework of El Salvador's Digital Asset Issuance Law (LEAD), allowing for lower financing costs and greater attraction of foreign investment.

The tokenization of real estate assets in Park City Zaragoza not only represents an opportunity for investors, but also contributes to the country's economic development, strengthening tourism and boosting the local economy.

Benefits for Investors

- **Share in project profits:** Economic rights to the profits generated by the sale of real estate units.
- **Potential for appreciation:** High demand in the area increases the long-term value of the project, positively impacting the income generated.
- **Liquidity:** Possibility of trading tokens on secondary markets, providing investment flexibility.
- **Transparency and traceability:** Use of blockchain and smart contracts to ensure fair and auditable distribution of profits.

Expected Impact

With this issuance, Park City Za, S.A. de C.V. seeks to boost investment in the real estate sector through blockchain technology, providing a modern and accessible alternative for investors of all levels.

The development of Park City will strengthen the growth of tourism and the local economy, promoting a sustainable model that generates benefits for both investors and real estate development in El Salvador.

Conflict of Interest

To ensure transparency and integrity in our operations, we declare that:

- No conflicts of interest have been identified among the members of our management bodies, partners, employees, and members of the National Digital Assets Commission (CNAD) in relation to the issuance of tokens.
- No transactions have been carried out between related parties that could compromise the impartiality of our activities.
- No conflicts of interest have been identified among the members of our governing bodies, partners, employees, and participants in the issuance, including the Issuance Certifier and the Digital Asset Service Provider (PSAD).
- We affirm that there are no conflicts of interest in our organization with respect to this issuance.

Park City Za, S.A. de C.V. reaffirms its commitment to ethics and transparency, ensuring that this issuance is carried out under standards of integrity and good financial practices.

7) MAIN FEATURES OF THE PUBLIC OFFERING

MAIN CHARACTERISTICS OF THE ISSUE (BAES-EPARKZ)	
Type of Public Offering of Digital Assets	**PUBLIC OFFERING OF REVENUES**
Issuer	PARK CITY ZA, S.A. DE C.V.
Issuer Number	N° EAD-0025
Type of Public Offering of Digital Assets	Public Offering of Income
Type of Digital Asset	Revenue Token
Token Name	BAES-EPARKZ
Issuance Registration Number	
Token Trading Symbol	BAES-EPARKZ
Total amount of the issuance	The issuance has a maximum total amount of USD $8,000,000.00 (EIGHT MILLION UNITED STATES DOLLARS), with a minimum placement of the same amount of USD $8,000,000.00. This amount is intended to finance the development and commercialization of the Park City Zaragoza Project, focused on the sale of real estate units within an exclusive environment in the District of Zaragoza, Municipality of La Libertad Este, El Salvador. The total amount of the issue was strategically determined based on a detailed analysis of projected revenues and associated costs, ensuring the viability of the project and its alignment with current real estate market conditions. **Projected Operating Income and Expenses** The projected income statement for the Park City Zaragoza Project reflects the estimated revenues and costs during its development, considering the marketing of 1,056 real estate units distributed across eight towers. However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD. • **Sales revenue:** Revenue from the sale of real estate units, with prices determined according to the category of each tower of real estate units, is projected for approximately the first year of the issue. • **Sales costs:** Associated with infrastructure development, permits, basic services, and marketing expenses. • **Administrative and tokenization expenses:** These include costs for structuring and issuing tokens, commissions, and additional services to ensure the project's operation. From these projected cash flows, the accumulated net profit is estimated, reflecting the revenue generated after deducting costs and expenses. **Estimated Issue Amount**

	The calculation of the total issuance amount of USD $8,000,000.00 is based on the projected net cash flows from the sale of real estate units, considering the estimated sales schedule and the project's future revenue generation capacity. **Objective of the Revenue Token Issuance (BAES-EPARKZ)** The funds raised through the issuance of revenue tokens (BAES-EPARKZ) will be used exclusively for the development of the Park City Zaragoza Project, focusing on: • **Execution of the initial phase of the project:** Development and urbanization of the land; in the first part of the project's development, we will focus on the simultaneous construction and marketing of the first two towers of 132 real estate units each. During the remainder of the project, the remaining six towers will be built, each with 132 real estate units. • **Optimization of infrastructure:** Implementation of essential works to improve accessibility and quality of the environment within the project, as well as the construction of the complex's own amenities, such as the clubhouse, swimming pool, gym, and green and recreational areas. **Marketing strategies:** Promotion and sale of real estate units with campaigns aimed at buyers and investors, investing in the project's sales force. The towers will be designed to combine luxury and functionality in a privileged location just minutes from Surf City and in a constantly growing commercial environment. The total cost of the project is divided into the following categories: • Land: related to where the PARK CITY ZARAGOZA project is being developed. • Direct and indirect project construction costs; associated with urbanization, building, marketing, tokenization, and project management expenses. The exact amounts can be reviewed in the Summary section of **Annex V - Park City Zaragoza Financial Model.** The main participant in the construction of the PARK ITY ZA.es project is CONCORDA, Sociedad Anónima de Capital Variable, abbreviated as CONCORDA S.A. DE C.V.
Issue term	Up to 7 years
Token price	USD $1.00 (ONE UNITED STATES DOLLAR)
Trading currency	United States dollars.
Number of tokens to be issued	8,000,000 tokens
Token unit	Each BAES-EPARKZ token represents rights to incomes before taxes from the marketing and development of the project's real estate units. Investors who purchase BAES-EPARKZ tokens will participate in the distribution of incomes before taxes generated by the project, with returns aligned with its financial performance. In addition, the issuance is backed by a framework of transparency and traceability through blockchain technology, ensuring security and efficiency in the management of economic rights.

Underlying assets	The underlying asset of the BAES-EPARKZ income token issuance consists of the net cash flows generated by the marketing of the real estate units distributed across approximately eight towers of the Park City Zaragoza Project. These flows correspond to the income obtained from the sale of the 1,056 real estate units, after deducting operating costs, administrative expenses, and any other priority financial obligations of the project. Since the token is linked to profits, returns for investors will depend on the success in the sale of the real estate units and the conditions of the real estate market. The issuance of BAES-EPARKZ tokens will be backed by a contract for the assignment of the project's economic flows. This provides additional security for investors in the event of default, as said contract will be granted by the Issuer in favor of the Tokenholders' representative, thus ensuring integrity in the management of the project's revenues and guaranteeing the payment of returns and other obligations to investors. Investors expressly agree, at the time of acquiring the tokens, that the Issuance Administrator will act as their representative, exercising this function in accordance with the provisions of this Material Information Document (DIR) and in accordance with the terms and conditions set forth herein.
Token guarantees	The issuance of revenue tokens (BAES-EPARKZ) will be backed by a contract for the assignment of economic rights granted by the issuer in favor of the representative of the tokenholders, which provides investors with an additional security mechanism in the event of non-compliance with the revenue distribution structure, thus ensuring integrity in the management of the project's revenues and ensuring the payment of returns and other obligations to investors. This guarantee establishes that token holders have a preferential right over the shares of the issuing company, ensuring that the commitments made in the issuance are fulfilled as stipulated. Additionally, investors participate in the distribution of profits generated by the sale of real estate units, which constitute the main source of return on this issue. In the event that there is a guarantee in favor of the tokenholders, the elected representative shall be responsible for its management, administration, and execution. Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's income, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they can give their consent to the Issuer's request. Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issuance Administrator, even if the latter coincides with the same legal entity.
Minimum and Maximum Trading Amounts	The minimum purchase amount in the main offering of BAES-EPARKZ tokens is USD $1.00 (ONE UNITED STATES DOLLAR), equivalent to the acquisition of a single token. The total amount of the offering is set at a maximum of USD $8,000,000.00 (EIGHT MILLION UNITED STATES DOLLARS), while the minimum amount required to validate the validity of the issuance is the same USD $8,000,000.00 (EIGHT MILLION UNITED STATES DOLLARS). The issuance has a period of no more than six months to reach this minimum amount. If this amount is not reached within the established period, the issuer may resort to traditional sources of financing to continue with the development of the Project, guaranteeing the execution of the strategic plan without depending exclusively on the placement of BAES-EPARKZ tokens, in which case the maximum extension period to obtain additional financing may not exceed 6 months. If traditional financing is used, the issuer will notify and inform investors, detailing the conditions and consequences of such financing. If no traditional source of financing is found, a reimbursement mechanism will be activated to guarantee investors the recovery of their invested capital. This process will be managed through the marketing platform used for the issuance, ensuring transparency and efficiency at every stage. The reimbursement procedure will be carried out as follows:

	1. **Notification from the Issuer:** • The Issuer will formally notify the Administrator of the issue that the minimum amount required has not been reached. • This notification must be made within the stipulated period of six months from the start of the public offering. 2. **Notification to Token Holders:** • The Issue Administrator will inform token holders, through the trading platform, of the failure to meet the minimum placement amount. • The notification shall include details of the reimbursement process and the corresponding schedule. 3. **Transfer of Funds:** • The Issuer shall transfer the necessary funds to the platform to reimburse 100% of the capital invested by each token holder. • Any income generated will not be included, as no cash flows will have materialized during this initial stage. • This transfer will be made within a period of no more than 15 business days from the notification to token holders. 4. **Reimbursement Confirmation:** • The Digital Asset Service Provider (DASP), in this case Banco Atlántida El Salvador, S.A., will be responsible for confirming to both the Issuer and the Issuance Administrator that the reimbursement process has been completed in full. • Additionally, token holders will receive a detailed receipt through the platform, which will include the amounts refunded and the corresponding dates. 5. **Transparency Guarantee:** • The entire reimbursement process will be tracked on the blockchain platform used for the issuance, providing an immutable record that reinforces investor confidence. • Compliance reports certifying the completion of the process may be issued. With this structure, Park City Za, S.A. de C.V. strengthens investor confidence by offering a capital protection mechanism, ensuring the financial viability of the development and compliance with the conditions established in the issuance. Regarding the **custody of funds** from the sale of tokens: All funds from the sale of tokens will be deposited by investors into the collective account for the issue and transferred to the platform. Subsequently, these deposits will be credited to the operating account of the issue, held in custody by the Bank. It will be until the sale of the tokens is completed that they will be made available to the issuer, upon request, with prior authorization from the bank, to continue the operation of the project. Once the deposits from the sale of the real estate units are in the operating account, the bank will hold these funds in custody. Depending on the financial conditions of the project, it will be verified whether it is appropriate to make partial disbursements of the returns to investors.
Rights of the token owner	Holders of BAES-EPARKZ tokens may participate in the distribution of profits generated by the sale of real estate units in the Park City Zaragoza Project, based on the acquisition of tokens with a nominal value of USD $1.00 (ONE UNITED STATES DOLLAR) per token. **Income Distribution Structure** • This issue does not provide for the payment of a fixed interest rate or guarantee a predefined return. • Token holders will be entitled to receive 100% of the available profits, defined as the total income obtained from the sale of the real estate units, less marketing costs, operating expenses, and any other priority obligations of the project. • At the end of the issuance, all of the company's assets will be liquidated and their value will be paid in cash to investors on a pro rata basis according to the number of tokens owned by each at the time of distribution. **Conditions of Participation and Guarantee**

	• Incomes before taxes, if any, will be distributed pro rata among token holders, based on the number of tokens owned by each investor at the time of distribution. • The issue is backed by an economic rights assignment agreement, which provides an additional security mechanism for investors in the event of default. • In the event that there is a guarantee in favor of the tokenholders, the elected representative will be responsible for its management, administration, and execution. • Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's income, it must notify the Issue Administrator, who, after analysing the proposal and ensuring that this request will not be detrimental to the token holders, will notify their representative so that they can give their consent to the Issuer's request. • Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issue Administrator, even if the latter coincides with the same legal entity. **Considerations in the Event of Cancellation or Delisting** • In the event of cancellation of the issuer's registration, exclusion of BAES-EPARKZ tokens, or failure to meet the minimum placement requirement, holders will be reimbursed an amount equivalent to the capital invested, with no guarantee of additional profits. To ensure compliance with these obligations, the Issuance Administrator will be the trusted third party responsible for supervising and managing the process until the BAES-EPARKZ tokens are fully settled, ensuring transparency and compliance with investor rights.
Distribution of income to token owners	BAES-EPARKZ token holders will be entitled to participate in the distribution of profits generated by the sale of real estate units in the Park City Zaragoza Project. **1. Distribution Scheme** • The profits to be distributed will be calculated as the total income obtained from the sale of the real estate units, minus operating and administrative costs and any other priority obligations of the project. • 100% of the available profits will be distributed among income token investors, ensuring that their returns are aligned with the financial performance of the project. **2. Payment Frequency** • The distribution of returns will be made annually starting in 2027, as the real estate units are sold. Upon completion of the total sale of the Project, the Developer will pay investors the remainder of the return, as well as all cash resulting from the sale of the Project, in proportion to their respective investments in the Issue and as it receives the proceeds from the sale of real estate units. Any additional returns generated after the total sale of such units will be paid annually. **3. Token Extinction and Profit Distribution** • The income tokens (BAES-EPARKZ) will be extinguished once the return generated by the sale of the real estate units has been completed. • The distribution will be made on a pro rata basis, depending on the number of tokens acquired by each investor. • There is no commitment to repay capital, as the investment scheme is based on participation in the income generated, not on a debt structure. **4. Guarantee and Transparency** • The issuance of income tokens (BAES-EPARKZ) is backed by an economic rights assignment agreement granted by the Issuer in favor of the Tokenholders' representative, which provides additional security to investors. The entire distribution process will be managed using blockchain technology on Algorand, ensuring transparency, traceability, and efficiency in the execution of payments. In the event that there is a guarantee in favor of the tokenholders, the elected representative will be responsible for its management, administration, and execution. Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's income, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so

	that they can give their consent to the Issuer's request. Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issuance Administrator, even if the latter coincides with the same legal entity.
Repurchase option	The issuance of BAES-EPARKZ tokens includes a call option by Park City Za, S.A. de C.V., which allows it to acquire the issued tokens, in whole or in part, before the end of the offer period. The repurchased tokens will be withdrawn from circulation and permanently burned. This option gives the Issuer the flexibility to adapt to changes in market conditions, adjust its financial structure, optimize liability management, and consolidate control over the project's economic rights and liabilities. The Issuer shall notify the National Digital Assets Commission (CNAD) of the dates, number of tokens, and repurchase prices at least 10 days in advance, ensuring transparency in the process. Criteria for determining whether the issuer will use the call option: • If market conditions are favorable for the issuer to exercise the option • Improvement in the financial or cash flow profile that allows for early payment. • Plans for refinancing at a lower cost. • Corporate strategies (restructuring, mergers, debt optimization). Investors will be granted a premium on the repurchase value. To incentivize investors, the repurchase will be negotiated directly between the Issuer and the Investor at the time of the repurchase transaction, according to market conditions. This percentage will be assumed in full by the Issuer. The repurchase will be executed through the platform of Banco Atlántida El Salvador, S.A., in line with best market practices, strengthening investor confidence and security. The repurchase and its negotiations will be made by mutual agreement between the issuer and the investors, taking into account market conditions at the time of the possible repurchase.
Are decentralized ledgers and smart contracts or equivalents used?	The Park City Zaragoza Project will use the Algorand blockchain, a scalable and efficient network with processing times of less than 3 seconds per block and reduced costs. Smart contracts based on Algorand Smart Contracts (ASC1) will manage the issuance, transfer, and trading of tokens, automating revenue distribution and ensuring transparency. The custody and administration of the tokens will be handled by Banco Atlántida El Salvador, S.A., an authorized Digital Asset Service Provider (DASP). To ensure security and reliability, Banco Atlántida El Salvador, S.A. implements: • Multi-factor authentication (MFA) and AES-256 encryption to protect access and data. • Continuous monitoring and threat detection to prevent unauthorized access. • Custody of private keys with Secure Multiparty Computation (MPC), eliminating the risk of loss or hacking. In addition, the modular architecture of smart contracts allows for updates without affecting token operability, ensuring liquidity and scalability in secondary markets. This technological model provides security, transparency, and efficiency, guaranteeing investor confidence in the commercialization of real estate units.
Marketability and secondary market	BAES-EPARKZ Tokens will have a primary and secondary market available from the start of issuance. Both markets will be developed and managed on the platform of the Digital Asset Service Provider (PSAD), Banco Atlántida El Salvador, S.A., ensuring transparency, efficiency, and accessibility for investors.
Listing	The BAES-EPARKZ Token will be listed immediately and will be available for trading on the Banco Atlántida El Salvador, S.A. platform. The timeframe for its availability on these platforms does not depend on the Issuer, who also assumes no responsibility for the management of the token in these markets.
Settlement	The economic rights resulting from settlements relating to the BAES-EPARKZ token may be obtained through the main trading platform, managed by Banco Atlántida El Salvador, S.A.
Sales restrictions	The token must not be distributed to entities or countries sanctioned according to international sanctions lists.
Issue Structurer	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ CNAD Registration Number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv

Digital Asset Service Provider	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering. For the operational execution of the issuance and administration of digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure that provides the platform for the issuance, marketing, and management of digital assets.
t Digital Asset Certifier	**TR Capital, S.A. de C.V.** Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador. https://www.trcapital.net/ CNAD Registration Number: CERT-0003 Designated contact person: Héctor Ramón Torres Córdova Contact telephone number: +503 2538-6360 Contact email: info@trcapital.net
Digital Asset Custodian	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ CNAD Registration Number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (executive president) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv Responsible for the custody and administration of digital assets issued under the BAES-EPARKZ token. Its main function is to ensure the security, traceability, and transparency of operations using blockchain technology, in compliance with applicable regulatory provisions.
Applicable laws	This issuance is regulated and supported by the applicable regulatory framework in El Salvador, including, but not limited to, the following legal provisions: - Digital Asset Issuance Law - Commercial Code - Civil Code - Tax Code - Income Tax Law - Law on the Transfer of Movable Property and the Provision of Services - Commercial Registry Law - Law on the Registry of Movable Guarantees - Regulations on the Registry of Issuers and Issues

Objectives of the Issue

Park City Za, S.A. de C.V. presents a tokenized Public Offering through the issuance of BAES-EPARKZ tokens. This issuance is structured as an innovative financing strategy based on blockchain technology and digital assets, in line with best practices in the modern real estate sector.

Objective of the Issue

The main purpose of this issue is:

- To obtain liquidity for the financing of the Park City Zaragoza Project, ensuring the efficient development and marketing of the real estate units.
- Optimize financial management and maximize the value of the project by modernizing the financing structure and improving the return on investment.
- To diversify sources of capital, facilitating the participation of both local and international investors in a transparent and accessible model.
- To reduce costs and time in the execution of the project, eliminating unnecessary intermediaries and

streamlining the raising of capital.

  - Ensure transparency and traceability in resource management through blockchain technology and smart contracts.
  - Offer flexibility and liquidity to investors, allowing tokens to be traded on authorized secondary markets.

This strategy positions Park City Za, S.A. de C.V. as a leader in financial and real estate innovation, consolidating its business model with advanced digital tools.

Development Phases

The Park City Project will be developed as follows:

- Sale of 1,056 real estate units, distributed across 8 towers, designed with a focus on premium units, functionality, and added value, ensuring efficient and attractive marketing within the Park City Zaragoza Project.

  However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

- The project also includes the construction within the same complex of:
  - Clubhouse
  - Green areas and recreational spaces, consolidating the premium residential experience.
  - Gym
  - Swimming pool

  It should be noted that the cost of these amenities has been included in the project budget.

Tokenization and Financial Innovation

Park City Za, S.A. de C.V. has opted to issue digital assets as a financing mechanism, capitalizing on the advantages of tokenization over traditional methods.

The issuance of BAES-EPARKZ tokens offers multiple benefits:

- **Democratization of investment**: It allows the participation of institutional and retail investors, eliminating traditional barriers to entry in the real estate sector.
- **Greater liquidity**: Tokens can be traded on secondary markets, providing flexibility to investors.
- **Cost reduction**: Blockchain technology streamlines administrative and legal processes, optimizing the financial efficiency of the project.
- **Transparency and security**: Traceability on the blockchain ensures that all transactions are immutable and auditable.
- **Favorable regulatory framework**: The issuance operates under El Salvador's Digital Asset Issuance Law (LEAD), ensuring a regulated and reliable environment.

Tokenization allows Park City Za, S.A. de C.V. to not only represent an exclusive investment opportunity, but also to drive the growth of the digital economy in El Salvador.

Opportunity for Investors

The issuance of BAES-EPARKZ tokens opens up new opportunities for national and international investors, offering investment options tailored to different risk and return profiles.

Opportunities with the Revenue Token (BAES-EPARKZ)

- Participation in the profits generated by the sale of real estate units, allowing investors to benefit from the financial performance of the project.
- Global access through blockchain technology, facilitating efficient, transparent investment with an immutable record on the Algorand network.
- Portfolio diversification, incorporating digital assets backed by an economic rights assignment agreement, providing additional security to investors.
- Flexibility and liquidity, with the possibility of trading tokens on secondary markets, allowing for partial or total exit from the investment.
- Revenue model aligned with the success of the project, where returns depend on the volume of sales of real estate units and real estate market conditions.

Strategic Impact and Sustainable Development

The issuance of **BAES-EPARKZ** tokens not only benefits investors, but also has a positive impact on El Salvador's economy and tourism sector.

With the development of the Park City Zaragoza Project, it is expected to:

- Promote real estate investment and job creation in the region.
- Attract high-end tourism, strengthening the local industry and related businesses.
- Promote financial innovation in the real estate sector, consolidating the use of digital assets as an efficient investment tool.

The vision of Park City Za, S.A. de C.V. is to transform the Zaragoza District into a benchmark for tourism and first-class residential development, ensuring long-term added value and economic benefits.

Token Price Description

To assess the financial viability of the Park City Zaragoza project, it is essential to analyze the behavior of revenues, costs, and equity evolution during the projected period, which runs from 2025 to December 2031. Below, in **Annex V – Park City Zaragoza Financial Model**, three key financial statements are presented: the projected Income Statement, Balance Sheet, and Cash Flow Statement. These tables provide a comprehensive overview of the project's expected financial performance over this time horizon, which is key to assessing revenue generation and financial stability.

About the Income Statement

The Income Statement presents the main categories of monthly income, costs, and profits for the Project. This breakdown allows for the evaluation of financial performance on a month-by-month basis, highlighting the generation of operating income and the cost structure associated with the project.

Description of the main categories:

- **Revenue from unit sales:** This corresponds to the total revenue generated from the sale of the project's real estate units, reflecting the success of the sales strategies implemented.

- **Sales costs:** These include costs directly associated with the sale of real estate units, such as infrastructure expenses, essential services, financial costs, tokenization expenses, and other related variable costs.
- **Net profit:** Represents the net operating result of the project by subtracting all costs and expenses from the revenue generated.
- **Accumulated profit**: Shows the accumulation of profits generated from the beginning of the period to the current month, providing an overview of the project's overall performance.

About the Balance Sheet

The Balance Sheet provides a detailed overview of the project's assets, liabilities, and equity for each month of the project. This report is essential for analyzing the project's liquidity, solvency, and financial structure, providing key information for assessing its ability to generate value over time.

Description of the main categories:

- **Current assets:** These represent liquid resources that can be easily converted into cash, such as cash on hand and retained cash. These assets are crucial for covering the project's short-term operations.
- **Non-current assets:** These include assets related to tokenization, such as land, assets under construction, and provisions. These represent long-term investments that are fundamental to the execution and sustainability of the project.
- **Liabilities:** These correspond to short-term financial obligations, such as customer advances, which must be settled within a specific period to ensure the project's operating cash flow.
- **Equity:** This comprises the project's own resources, including issued tokens, share capital, and retained earnings. This category reflects the residual value for shareholders and its evolution over time.

About Cash Flow

The projected cash flow provides a detailed overview of the project's cash inflows and outflows on a monthly basis, providing crucial information on liquidity generation and the project's ability to meet its operating, investment, and financing obligations over time. This analysis allows for an assessment of the project's financial sustainability and its ability to generate net value for investors.

Description of the main categories:

- **Surplus for the period**: Represents the net result of operations at the end of each month, reflecting the profit available before adjusting for cash movements.
- **Operating** cash **flow**: Includes cash inflows and outflows derived directly from the project's operating activities, such as payments related to the marketing of real estate units and associated operating costs.
- **Investment flow**: This includes cash outflows for the acquisition of non-current assets, such as land, construction in progress, and other assets related to tokenization. This item reflects investments made to ensure the viability and development of the project.
- **Financing flows**: Details cash inflows and outflows related to financing activities, such as token issuance and share capital management. This flow is key to understanding how the project obtains the resources necessary for its development.
- **Ending cash**: Shows the cash balance available at the end of each month, considering net changes in operating, investing, and financing cash flows. This item is essential for monitoring the project's liquidity.

Underlying asset

The underlying asset of the BAES-EPARKZ token issuance is composed of future cash flows generated from the marketing and sale of 1,056 real estate units distributed across approximately 8 towers of around 132 units each, in the Park City Zaragoza Project. These real estate towers will be located in a strategically designed development, providing a unique attraction for investors and buyers interested in exclusive properties within a high-value environment.

However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

Guarantee for Investors

To ensure investor security and confidence, Park City Za, S.A. de C.V. has established mechanisms to back the issuance of BAES-EPARKZ tokens, which are backed by a contract for the transfer of economic rights granted by the issuer in favor of the representative of the tokenholders, providing investors with an additional security mechanism in the event of default.

This guarantee scheme has been designed to strengthen the transparency and financial security of the project, ensuring that, in the event of any contingency, the income derived from the sale of the real estate units will be used exclusively to fulfill the commitments made to investors.

If there is a guarantee in favor of the tokenholders, the elected representative will be responsible for its management, administration, and execution.

Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's revenues, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they can give their consent to the Issuer's request.

Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issuance Administrator, even if the latter coincides with the same legal entity.

Performance factors and associated risks

Future cash flows from the activities of the Park City Zaragoza Project are directly linked to the following factors:

- **Marketing strategy:** The implementation of an effective sales strategy that optimizes market absorption and maximizes profitability.
- **Real estate market conditions:** The evolution of demand and prices in the Zaragoza area, ensuring the competitiveness of the project compared to other developments.
- **Project infrastructure and attractions:** The consolidation of Park City Zaragoza as a first-class residential destination, driving interest from investors and end buyers.
- **Financial and operational management:** Proper administration of the resources generated by the sale of real estate units, aligning the flow of income with the commitments assumed in the issuance.

These factors directly determine the potential profitability of the issue, representing both value-generating opportunities and inherent risks that must be considered by investors.

Contractual and financial backing

The contracts and financial projections supporting the development of the Park City Zaragoza Project are documented to provide transparency and backing for the issue.

- **Contractual structure:** The economic rights assignment agreement establishes the conditions under which the income generated from the sale of the real estate units will be allocated to investors.
- **Financial projections:** Financial models have been developed that include estimates of revenues, marketing costs, and operating expenses in order to assess the viability of the project and its ability to generate future cash flows.
- **Traceability and legal certainty:** The documentation supporting the issuance is aligned with the applicable regulatory framework in El Salvador, ensuring that the project complies with the provisions of the Digital Asset Issuance Law (LEAD) and other relevant regulations.

This contractual and financial approach guarantees the protection of investors' rights, providing a solid framework for the management and distribution of revenues derived from the Park City Zaragoza ct.

Repurchase option

The issuance of BAES-EPARKZ tokens incorporates a repurchase option by the issuing entity, Park City Za, S.A. de C.V., providing a flexible mechanism that allows it to acquire the tokens issued at any time during the term of the issuance, in accordance with its financial and operational strategy. This option is subject to prior acceptance by investors.

Objectives of the repurchase option

The repurchase option is designed as a tool that allows Park City Za, S.A. de C.V. to:

- Adjust its financing structure, adapting to the specific needs of the project throughout its execution.
- Optimize liability management, maintaining a sustainable financial balance that supports the success of the project and the possible distribution of profits to investors.
- Adapt to changing market conditions, with flexibility to respond to situations such as:
  - Access to more economical sources of capital.
  - The need to consolidate the project's economic rights.
  - Opportunities for financial restructuring that improve operational efficiency.

Repurchase mechanism and conditions

If the issuer decides to exercise the repurchase option, the process will include the following conditions:

- **Administrative fee**: Investors will be granted a premium on the repurchase value, which will be negotiated between the Issuer and the Investor at the time of the repurchase transaction according to market conditions. This percentage will be assumed in full by the Issuer. **Transparent and efficient management:** The repurchase will be executed through the platform of Banco Atlántida El Salvador, S.A., guaranteeing:
  - Operational efficiency in the execution of the process.
  - Total transparency at each stage of the repurchase.
  - Alignment with best market practices to protect the interests of all participants.

Benefits of the Repurchase Option

The inclusion of this option reinforces Park City Za, S.A. de C.V.'s commitment to transparency, financial sustainability, and strategic adaptability. Key benefits include:

1. **Flexibility for investors and the issuer**: It allows the issuer to adjust its financial structure while offering investors the peace of mind of a structured and reliable mechanism.
2. **Financial balance and sustained operations**: It avoids negative impacts on the project's financial structure, ensuring that resources are managed efficiently.
3. **Protection of investors' interests**: The administrative fee structure ensures that the buyback does not harm those who choose to hold their tokens, promoting equity within the project.

Financial Reasonableness Factors of the Park City Zaragoza Project

The Park City Zaragoza Project is positioned as a strategic and robust opportunity within the high-impact real estate market in El Salvador, located on Carretera Puerto de La Libertad, Vuelta del Coyol, Canton El Barrillo, District of Zaragoza, Municipality of La Libertad Este, Department of La Libertad. This development has been designed to attract national and international investors interested in exclusive properties with privileged access to quality tourist and residential infrastructure.

The issuance of BAES-EPARKZ tokens supports this initiative, providing a diversified financial base that guarantees the sustainability of the project and reinforces investor confidence. The following are the main factors that underpin the economic and strategic viability of the project:

1. Marketing and valuation strategy

Park City Za, S.A. de C.V. implements a comprehensive revenue generation strategy based on the marketing and valuation of the project's 1,056 real estate units.

The strategy includes:

- **Sale of real estate units**:
    - Marketing of 1,056 real estate units, distributed across approximately eight towers, adapted to market needs.
    - Designed for buyers looking for luxury developments close to the beach, but also with quick access to the city of San Salvador and other commercial areas.
    - Basic infrastructure guaranteed, including paved roads, drinking water, and electricity.
    - Segmented marketing to optimize prices and market absorption.
- **Added value and revaluation of the development**:
    - Improvements in infrastructure and growth in the tourism sector will drive the progressive appreciation of the property and its buildings.
    - The strategic location in the Zaragoza District guarantees high demand over time.

This strategy ensures sustainable and scalable income, allowing the necessary flexibility to adapt to market developments and guaranteeing attractive returns for investors.

2. Efficient project management

The Park City Zaragoza Project focuses on operational optimization and maximization of the value of the development, ensuring effective execution in each phase. This includes:

- Marketing strategies aimed at national and international investors, promoting the project as a unique real estate opportunity.

- Infrastructure development and maintenance, ensuring the project's appeal and competitiveness in the market.
- Efficient resource management, with a financial model designed to guarantee the sustainability of the development.

3. Financial sustainability and scalability

The strategic segmentation of real estate units allows for balancing immediate income with sustainable cash flows in the medium term. The flexibility to adjust prices according to market conditions ensures that Park City Zaragoza can capitalize on emerging opportunities, ensuring its financial viability and scalability for future projects.

4. Market Opportunities

The Park City Zaragoza Project is positioned as an exclusive and high-demand real estate development, thanks to its:

- **Strategic location**: Zaragoza is one of the most attractive areas in El Salvador for luxury housing and tourism, thanks to its strategic location, as it is close to the Surf City area but also to an urbanized and commercial area.
- **Sustained growth**: The expansion of the tourism and real estate sector in the region is driving demand for properties in this area.

These characteristics consolidate Park City Zaragoza as an attractive opportunity for investors, with a financial model structured to maximize value and security.

5. Projected profitability

For the marketing of the real estate units of the Park City Zaragoza Project, a conservative scenario has been considered for the project's sales projections, where it is estimated that the income from the sale of real estate units will reach $184,931,509.20, backed by profit margins that guarantee sustainable cash flows and profitability in line with the demand of the luxury real estate market in Zaragoza, Department of La Libertad, El Salvador. In addition, the progressive appreciation of the properties provides a solid basis for the long-term financial sustainability of the project, offering competitive and attractive returns for investors.

Park City Zaragoza combines technological innovation, strategic diversification, and efficient management, establishing itself as a solid investment opportunity aligned with the future of the real estate sector in El Salvador.

Land related to the Issue

The Park City Zaragoza Project has 1,056 real estate units distributed across eight towers, each with 132 units. The sale of these properties will generate the necessary cash flow for the development and fulfillment of the project's financial obligations. This real estate development is strategically located in Zaragoza, El Salvador, offering an attractive environment for investors and buyers interested in exclusive properties with high appreciation potential.
However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

The total land area has a registered extension of 189,040.93 square meters and is duly registered in the Real Estate and Mortgage Registry of El Salvador under the following three registration numbers:

Legal Address of the Property	Registration Number
Vuelta del Coyol, District of Zaragoza, Municipality of La Libertad Este, Department of La Libertad	30057086-00000
Vuelta del Coyol, District of Zaragoza, Municipality of La Libertad Este, Department of La Libertad	30312975-00000
Zaragoza, Zaragoza, Zaragoza District, Municipality of La Libertad Este, Department of La Libertad	30057088-00000

Current Status of the Properties

Currently, the properties where the PARK CITY ZARAGOZA real estate project will be developed are registered in the name of the issuing company, PARK CITY ZA, S.A. de C.V., with an open mortgage lien in favor of Banco Atlantida El Salvador, S.A.

Due to these liens, the economic rights that will be transferred by the issuer to the token holders' representative are not affected with respect to the project's returns and development, since the tokens are not secured by the properties.

Structure in Types of towers and their real estate units.

The segmentation of the towers into different types allows for diversification of income opportunities and maximization of the average price per tower. The characteristics of each tower are detailed below:

Tower	Units	Average sale price (per unit)	Average sale price (per tower)
1	132	$146,714.87	$19,366,363.04
2	132	$154,050.62	$20,334,681.19
3	132	$161,753.15	$21,351,415.25
4	132	$169,840.80	$22,418,986.01
5	132	$178,332.84	$23,539,935.31
6	132	$187,249.49	$24,716,932.08
7	132	$196,611.96	$25,952,778.68

8	132	$206,442.56	$27,250,417.62
Total	**1,056**	**$175,124.54**	**$184,931,509.20**

The table presented above is based on estimated projections for the project. Both the number of towers and units may be subject to change, provided that such changes do not adversely affect the financial results of the project. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

General Revenue Projection

The Park City Zaragoza Project has considered a conservative scenario for the project's sales projections, derived from the marketing of 1,056 real estate units distributed across eight towers with 132 real estate units each. However, both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

This diversified scheme ensures immediate sales revenue, while the progressive appreciation of the project maximizes returns for investors.

Park City Zaragoza not only represents an innovative alternative in the Salvadoran real estate sector, but also drives the country's economic development through a modern, transparent, and sustainable financial strategy.

Project visualization

Below are official renderings of the Park City Zaragoza Project, providing a detailed view of its design, layout, and exclusive amenities. These images illustrate the design of the towers, as well as the common areas and recreational spaces. The project's integration with its natural environment and focus on a luxury lifestyle are highlighted.

The Park City Zaragoza Project, located in the District of Zaragoza, Municipality of La Libertad Este, has been designed to offer an unparalleled residential and tourist experience, close to the beach and a wide range of amenities that guarantee comfort, exclusivity, and connectivity for its residents and investors.

Amenities to consider in the future

- Swimming pool strategically located within the project.
- Clubhouse designed for residents' recreation and socialization.
- Gym
- Green spaces and recreational areas

It should be noted that the cost of these amenities has been included in the project budget.

These renderings allow you to visualize the planned infrastructure and the quality of the development, ensuring that every aspect of the Park City Zaragoza Project meets the highest standards of urbanization and sustainability.


8 Torres de apartamentos
10 Niveles de apartamentos
3 Niveles de parqueos
Apartamentos de
2 a 3 habitaciones.
1 Nivel de amenidades

Área verde

Social Deck

Pool

Gym

Token guarantees

The issuance of BAES-EPARKZ tokens is backed by an Economic Rights Assignment Agreement, granted by the issuer in favor of the tokenholders' representative, providing an additional security measure for investors.

The future cash flows generated by the marketing and sale of 1,056 real estate units distributed across approximately 8 towers with 132 units each constitute the source of income for the holders of these tokens.

However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

Throughout the term of the issue, these flows will be used exclusively to fulfill the established obligations, reinforcing the confidence and traceability of the financial model.

In the event that there is a guarantee in favor of the tokenholders, the elected representative will be responsible for its management, administration, and execution.

Likewise, in the event that the Issuer requires the establishment of a lien, assignment, or any additional commitment on the Project's income, it must notify the Issue Administrator, who, after analyzing the proposal and ensuring that this request will not be detrimental to the tokenholders, will notify their representative so that they can give their consent to the Issuer's request.

Authorization shall be expressly communicated and granted by the Tokenholders' Representative, and not by the Issuance Administrator, even if the latter coincides with the same legal entity.

Commitment to transparency and sustainability

This guarantee scheme has been designed to ensure that incomes before taxes derived from the Park City Zaragoza Project, if any, are managed in a structured and traceable manner. The contract for the transfer of the economic rights of the project provides additional security for investors in the event of default, as this contract will be granted by the Issuer in favor of the Tokenholders' representative, thus ensuring integrity in the management of the project's revenues ensuring the payment of returns and other obligations to investors and, above all, strengthening the security of the issue and protecting the economic rights of investors, ensuring that the flows generated remain exclusively linked to the fulfillment of the obligations established in the issue.

Contractual restrictions to ensure the flows of the underlying assets

To ensure that the flows from the underlying assets affected by this issue are used exclusively to fulfill obligations to BAES-EPARKZ token holders, Park City Za, S.A. de C.V. establishes the following contractual conditions:

1. **Financial restrictions**
   - **Prohibition on the transfer of cash flows or economic rights:** The income generated from the sale of Park City Zaragoza real estate units may not be transferred, encumbered, or pledged to another creditor. This ensures that the projected cash flows are retained in full to meet the obligations of the issuance.
2. **Non-financial restrictions**
   - **Management of underlying assets:** The real estate units that generate the underlying cash flows of the Park City Zaragoza Project may be marketed in accordance with the terms defined in the BAES-EPARKZ token issue.

   For income tokens (BAES-EPARKZ):

     - The profits generated by the marketing of the real estate units may be distributed among the holders of BAES-EPARKZ.

    - The distribution of income will be subject to the execution of the marketing plan and the availability of cash flows, ensuring that the financial commitments of the project are covered before any payments are made to income investors.

- **Asset maintenance:** Park City Za, S.A. de C.V. undertakes to maintain the underlying assets in optimal condition, making the necessary investments to ensure their continued development and the generation of projected income.

Do's and don'ts

Do:

- Ensure the proper execution of the purchase and sale agreements for the real estate units.
- Ensure that the cash flows generated by the underlying assets are deposited in segregated accounts, intended exclusively for the fulfillment of the obligations of the Issue.
- Provide quarterly reports to token holders on the financial status of the underlying assets and the income generated.

Don'ts:

- Do not encumber, assign, or compromise the income generated by the sale of real estate units to third parties in a manner that affects the fulfillment of the obligations of the issue.
    - To ensure compliance with the above, an Account Management Agreement will be signed between the Issuer and the Issuance Administrator, the purpose of which will be to manage the bank accounts of Park City Za, S.A. de C.V. opened at Banco Atlántida El Salvador, S.A., which will handle the flows from the issuance of the token, the marketing of Digital Assets, and their operation.
- Not to modify the terms of the marketing contracts in a way that negatively affects the projected flows.

These restrictions and conditions will be managed directly by the issuing company, which will assume responsibility for ensuring compliance. This framework ensures that the income generated from the marketing of real estate units is managed transparently and used exclusively to fulfill the obligations of the issuance, strengthening investor confidence.

Supervision and transparency

Park City Za, S.A. de C.V. will be responsible for ensuring compliance with these provisions, implementing internal oversight mechanisms and ensuring that the established conditions are maintained throughout the term of the issuance. This approach reinforces investor confidence and promotes the sustainability of the project.

Additional protection measures

To ensure transparency, sustainability, and protection of the cash flows generated by the Park City Zaragoza Project's real estate units, the company will implement the following additional measures:

1. **External audits**

Park City Za, S.A. de C.V. undertakes to carry out external audits every six months to verify compliance with the obligations arising from the issue and to ensure that the income generated from the sale of the real estate units is used exclusively to fulfill the commitments to the holders of BAES-EPARKZ tokens.

These audits will focus on:

- Proper cash flow management.
- Proper allocation of income in accordance with the provisions of the economic rights assignment agreement.

2. Transparency and security

The issuance is complemented by the use of blockchain technology, which ensures that all transactions related to the economic flows of the Park City Zaragoza Project are transparent, traceable, and immutable. This includes:

- The registration of economic rights generated by the sale of real estate units.
- The automation of processes related to the issuance through smart contracts, operating on the Algorand blockchain under the Algorand Smart Contracts (ASC1) standard.

3. Active supervision

To reinforce the protection of investors' rights, the issue administrator and issue certifier will be responsible for submitting quarterly reports detailing the financial status of the real estate units, the progress of the project, and the flows generated.

Minimum and Maximum Issue Amounts

Revenue Token (BAES-EPARKZ)

- Total amount of the issuance: USD $8,000,000.00 (EIGHT MILLION UNITED STATES DOLLARS).
- Minimum amount required for the issuance to be valid: USD $8,000,000.00 (EIGHT MILLION UNITED STATES DOLLARS).
- If the project does not generate sufficient income to make distributions to BAES-EPARKZ holders, there will be no contractual obligation to make payments.

This scheme is designed to protect investors' resources, guaranteeing the transparency and financial security of the issue, ensuring that payments are made in accordance with the priorities established in the project structure.

If the minimum amount required is not reached within the stipulated period, the Issuer may resort to traditional sources of financing to continue with the development of the Park City Zaragoza Project, guaranteeing the execution of the strategic plan without relying exclusively on the placement of BAES-EPARKZ tokens.

The refund process will be managed efficiently and transparently through the marketing platform, following these steps:

Refund process in case the minimum amount is not reached

1. Notification from the Administrator:

The Administrator will formally notify the issuer that the minimum amount required within the stipulated period of six months has not been reached. This notification will mark the start of the refund process.

2. Notification to Token Holders:

The issue administrator will inform token holders that the minimum amount could not be reached through the trading platform. The notification will include details of the process and the estimated timeline for refunds.

3. Fund Transfer:

The Administrator will transfer the funds necessary to reimburse 100% of the capital invested to each token holder to the trading platform. This reimbursement will be made within a period of no more than 15 business days from the notification to token holders.

4. PSAD Confirmation:

The Digital Asset Service Provider (DASP) will notify the issuer that the reimbursement process has been 100% completed. Additionally, token holders will receive a receipt certifying the full return of their investment.

5. Platform Registration:

The entire reimbursement process will be recorded on the blockchain platform used for the issuance, providing traceability and immutability of transactions related to the refund.

This scheme ensures that investors are protected against possible contingencies related to the placement of the issuance, reinforcing transparency and confidence in the Park City Zaragoza Project.

Access to secondary markets and flexibility for investors

The design of the issue includes the possibility of trading on secondary markets, enabled through the platform of Banco Atlántida El Salvador, S.A. This provides liquidity to investors, allowing them to flexibly manage their holdings during the term of the issue.

Issuance Term and Structuring

The issuance of BAES-EPARKZ tokens will have a term of up to SEVEN YEARS, at the end of which each token will be settled and extinguished in accordance with its respective conditions and financial obligations within the Project. Park City Za, S.A. de C.V. will pay investors the remainder of the return, as well as all cash resulting from the commercialization of the Project, in proportion to their respective investments in the Issue and as it receives the proceeds from the sale of real estate units. Any additional return generated after the total sale of said units will be paid annually.

Revenue Token (BAES-EPARKZ)

- BAES-EPARKZ holders will participate in the distribution of profits generated by the sale of real estate units.
- The distribution of income will continue during the term of the issue, subject to the financial performance of the project.
- After the last distribution of available net income, the tokens will be deleted, marking the end of the issuance, provided that there is no additional return pending from the total sale of the real estate units.

Special conditions for token deletion

Park City Za, S.A. de C.V., as the issuing company, reserves the right to delete tokens issued exclusively in exceptional circumstances that may compromise the security, integrity, or viability of the issuance. These circumstances include, but are not limited to:

- **Cyberattacks or security breaches:** Incidents that affect the integrity of the blockchain platform on which the issuance is executed, jeopardizing the traceability and security of the tokens.
- **Regulatory or law enforcement requirements:** Compliance with binding legal resolutions that require adjustments to the issuance or removal of tokens to align the project with local or international regulations.
- **Unforeseen events or force majeure:** Extraordinary situations that make it impossible to continue the issuance or meet its financial objectives, such as natural disasters, substantial regulatory changes, or severe operational failures.

Token removal and refund process

If it becomes necessary to exercise this power, a transparent and structured procedure will be activated to ensure the correct return of funds to investors, in accordance with the following steps:

1. **Identification of the circumstance**
   - Park City Za, S.A. de C.V. will evaluate the exceptional situation that justifies the elimination of tokens, considering technical, legal, and financial advice.
2. **Internal authorization and notification**
   - The elimination of tokens will require the approval of the Issuer's Board of Directors, with documented evidence of the need for the measure.
   - Investors will be notified through the Banco Atlántida El Salvador, S.A. platform, detailing:
     - The reason for the elimination of the tokens.
     - The schedule and steps to be followed for reimbursement.

3. **Calculation and audit of the reimbursement**

   The reimbursement process, if necessary, will be calculated and audited by an independent third party to ensure transparency, fairness, and compliance with the conditions established in the issuance.

   Income Token (BAES-EPARKZ)

   - Since the issuance of BAES-EPARKZ tokens does not have a contractual obligation for fixed payment, there is no automatic reimbursement of the capital invested.
   - Investors will only receive the profits generated by the sale of the real estate units.
   - If sufficient income is not generated to distribute profits, there will be no return of capital or guaranteed reimbursement.
   - The audit of the process will ensure that any distribution of net income has been made in accordance with the established terms, ensuring the correct execution of the financial model.

4. **Transfer of funds**
   - Park City Za, S.A. de C.V. will transfer the funds necessary to process the refunds to Banco Atlántida El Salvador, S.A. within a maximum period of 15 business days after official notification.
   - Refunds will be made directly to the bank accounts or digital wallets registered by investors on the platform.

5. **Refund confirmation**
   - Banco Atlántida will confirm the completion of the process, notifying both investors and the Issuer.

- Each investor will receive a digital receipt detailing the amount refunded and any adjustments applied.

Security and transparency

The issuance of **BAES-EPARKZ** tokens is backed by blockchain technology based on the Algorand network, using the Algorand Smart Contracts (ASC1) standard, which guarantees traceability, immutability, and security in the administration of the tokens. This scheme reinforces investor confidence in the project and provides a clear framework for addressing any contingencies that may arise during the term of the issuance.

This issuance design balances flexibility and security, ensuring that any decisions made in the event of exceptional circumstances are made with the highest level of transparency and protection of investors' interests.

Token trading platform

The issuance and trading of BAES-EPARKZ tokens will be carried out through the platform of Banco Atlántida El Salvador, S.A., an authorized Digital Asset Service Provider (DASP), ensuring a regulated, efficient, and transparent investment environment.

Banco Atlántida El Salvador, S.A. will use its platform to operate and manage the issuance, ensuring a robust technological infrastructure for the issuance, marketing, and administration of digital assets.

Investors will be able to access the issuance and carry out transactions through the official website of Banco Atlántida (https://www.bancoatlantida.com.sv/), where they will have advanced tools for the management and marketing of their digital assets.

Marketability of the token

BAES-EPARKZ tokens will have a primary market available from the start of the issuance and a secondary market. Both markets will be developed and managed through the platform of the Digital Asset Service Provider (PSAD), Banco Atlántida El Salvador, S.A., ensuring a regulated, efficient, and transparent investment environment for participants.

For the technical operation and administration of the issuance, Banco Atlántida El Salvador, S.A. will use its platform, which will provide investors with:

- **Transparency and traceability:** All transactions will be recorded on the Algorand blockchain, guaranteeing an immutable and auditable history of each operation.
- **Global accessibility:** It will allow the participation of national and international investors, facilitating the purchase and sale of tokens without geographical restrictions.
- **Liquidity in the secondary market:** Investors will be able to freely trade their tokens on the platform, allowing flexibility in the management of their investments.
- **Operational efficiency:** Transactions will be executed quickly and securely, optimizing costs and reducing the need for traditional financial intermediaries.

With this structure, Park City Za, S.A. de C.V. reaffirms its commitment to financial innovation and the modernization of the real estate sector, offering a digital asset with access to liquidity, security, and transparency within a regulated framework.

Smart contracts and technology to be used

The issuance of BAES-EPARKZ tokens by Park City Za, S.A. de C.V. is backed by the technology of Banco Atlántida El Salvador, S.A., a Digital Asset Service Provider (PSAD) authorized by the National Digital Assets

Commission (CNAD).

For the operation and technical administration of the issuance, the Banco Atlántida El Salvador, S.A. platform guarantees a secure and efficient digital environment for the management of digital assets.

The platform operates on the Algorand blockchain, ensuring security, transparency, and efficiency in the issuance, trading, and custody of digital assets, aligning with regulatory standards and market best practices.

1. Blockchain Infrastructure and Security

BAES-EPARKZ tokens are developed on the Algorand blockchain, a network recognized for its high speed, scalability, and advanced security. Key benefits of this technology include:

- Low transaction fees, which optimize investor profitability.
- Fast confirmation times, ensuring efficient operations without delays.
- Proof-of-Stake (PoS) consensus structure, which improves the sustainability and decentralization of the ecosystem.
- Automated smart contracts, which manage the economic rights derived from the sale of real estate units in the Park City Zaragoza project, ensuring the execution of rules established in the issuance.

Banco Atlántida El Salvador, S.A.'s technology integrates a decentralized and modular architecture that allows each transaction to be audited and monitored, ensuring that all operations within the ecosystem are verifiable and transparent.

2. Secure Identity Management and Compliance

To ensure compliance with Know Your Customer (KYC) and Anti-Money Laundering (AML) regulations, Banco Atlántida El Salvador, S.A. implements advanced security protocols:

- Decentralized digital identity (DID) system, which validates the identity of investors and participants in the issuance.
- AES-256 encryption for the protection of private keys and user credentials.
- Monitoring of email addresses with risk analysis tools, preventing suspicious transactions and ensuring the integrity of digital assets.

These processes allow only duly verified investors to acquire and trade **BAES-EPARKZ** tokens**,** strengthening the transparency and security of the ecosystem.

3. Creation and Management of Digital Wallets

The process of issuing and managing **BAES-EPARKZ** tokens is carried out through internal digital wallets within the Banco Atlántida El Salvador, S.A. platform, following a secure scheme based on the following steps:

a) Generation of a blockchain address and unique private key.
b) Encryption of the private key with AES-256, ensuring the protection of digital assets.
c) Storage in certified key vaults, minimizing the risk of unauthorized access.
d) Destruction of the unencrypted private key in memory, reducing vulnerabilities.
e) These measures guarantee the security and traceability of each digital asset within the Park City Zaragoza ecosystem.

4. Service recovery and continuity plan

To mitigate technological risks, Banco Atlántida El Salvador, S.A. has a Disaster Recovery Plan (DRP) that ensures the uninterrupted operation of the platform in the event of technological failures or critical incidents. Among the strategies implemented are:

- Automatic backups and data replication on multiple secure servers.
- Contingency plans in case of cyberattacks or operational interruptions.
- Rapid response protocols, with defined roles and procedures to ensure service continuity.

This infrastructure allows all operations with **BAES-EPARKZ** tokens to be carried out with confidence and stability, minimizing the risk of interruption.

5. Validation and supervision mechanisms

Banco Atlántida El Salvador, S.A., manages a digital ecosystem in which each **BAES-EPARKZ** token transaction is traceable and verifiable in real time, ensuring that the economic rights generated by the sale of real estate units are correctly assigned to investors.
Its key functions include:

- Regulatory oversight in accordance with CNAD regulations.
- Validation of each transaction on the Algorand blockchain before its final execution.
- Auditable record of all operations, offering investors total transparency and access to relevant information about the issue.

Conclusion: A robust and secure ecosystem

Banco Atlántida El Salvador, S.A. is positioned as one of the leading platforms for digital asset management in El Salvador, combining security, advanced technology, and regulatory compliance to ensure investor confidence in the issuance of BAES-EPARKZ tokens.

For the operation and technical management of the issuance, Banco Atlántida El Salvador, S.A. uses its platform, ensuring an efficient infrastructure for the issuance, marketing, and custody of digital assets.

The combination of Algorand's blockchain, BAES platform technology, advanced security protocols, and strict regulatory compliance reinforces the strength of the issuance, ensuring that investment in the Park City Zaragoza Project is managed with maximum efficiency, transparency, and protection for investors.

8) DESTINATION OF FUNDS

Use of funds

The main objective of the BAES-EPARKZ token issuance is to finance the development of the PARK CITY ZARAGOZA real estate project, which includes land development, tower construction, and project amenities. In addition, it will allow investors to participate in the economic rights generated by the sale of 1,056 real estate units distributed in approximately 8 towers with 132 real estate units each, strategically located on Carretera Puerto de La Libertad, Vuelta del Coyol, Cantón El Barrillo, Zaragoza District, Municipality of La Libertad Este, Department of La Libertad. This real estate development seeks to establish itself as a benchmark in innovation, exclusivity, and sustainability, combining contemporary design with a privileged natural environment, close to Surf City, in a commercial development setting.

However, it should be noted that both the number of towers and real estate units may be subject to change, provided that this does not financially detriment the project's results. In the event of any changes, the issuer will notify all interested parties, including the CNAD.

The issuance takes advantage of El Salvador's regulatory framework, such as the Digital Asset Issuance Law

(LEAD), to attract both local and foreign investment, offering an innovative alternative for participation in the real estate sector without the need to directly acquire a property.

Strategic Objectives of the Issuance

1. **Participation in the revenues of the Park City Zaragoza Project**
   - Allow investors to access the profits generated by the sale of real estate units, aligning their returns with the financial performance of the project.
   - Ensure that revenue distribution is carried out in an efficient and regulated manner, using blockchain technology and smart contracts to ensure transparency and fairness in payments.
2. **Optimization of the financial structure:**
   - Improve the project's liquidity, optimizing its financing and ensuring execution in line with the company's strategic objectives.
3. **Guarantee transparency and security:**
   - Implement blockchain technology to record all transactions, ensuring traceability, immutability, and trust for investors.
4. **Revitalization of the company and operational modernization:**
   - Strengthen Park City Za, S.A. de C.V.'s position as a leader in innovation within the real estate sector.
5. **Opening up to secondary markets:**
   - Allow tokens to be traded on authorized secondary markets, providing greater flexibility and liquidity to investors.
6. **Cost efficiency and reduction of intermediation:**
   - Minimize administrative and operational costs associated with traditional financing models, allowing a greater percentage of the funds raised to be allocated to project development.
7. **Leveraging the regulatory environment:**
   - Maximize the benefits of El Salvador's regulatory framework, consolidating the tokenization of real estate assets as a reliable and efficient financing alternative.

BAES-EPARKZ token issuances represent an innovative opportunity for investors seeking to participate in an exclusive real estate development backed by a solid and transparent financial structure. In addition, it contributes to the country's economic growth by modernizing the real estate sector and adopting advanced financial technologies.

Internal control of fund management

To ensure efficient and transparent management of the funds obtained through the issuance of **BAES-EPARKZ** tokens, Park City Za, S.A. de C.V. will implement an internal control framework aligned with best financial and regulatory practices:

1. **Deposit and Custody of Funds**
   - The funds raised will be deposited in segregated accounts under the control of the issuer and subject to external audits, ensuring transparent and secure management.
   - These funds may only be used to meet the objectives of the issuance, as stipulated in the Relevant Information Document (DIR).
2. **Authorization System**
   - All disbursements will require the approval of at least one hierarchical level within the organization, including the Finance Manager and/or Legal Representative.

- Each transaction must be supported by documentation justifying its destination and alignment with the objectives of the issuance.

3. **Supervision by the Issue Manager**
   - The issue administrator, authorized by the National Digital Assets Commission (CNAD), will supervise the use of the funds and ensure their proper application.
   - Quarterly reports will be issued and shared with investors and regulatory authorities.
4. **Periodic External Audits**
   - The General Shareholders' Meeting of Park City Za, S.A. de C.V. will annually appoint an independent auditing firm to conduct periodic reviews of the administration and destination of the funds.
   - The objectives of these audits will be:
     - To verify compliance with the guidelines for the issuance and proper use of funds.
     - Ensure transparency and regulatory compliance.
     - To supervise the correct application of internal control policies.
5. **Document Management System**
   - All financial transactions and decisions related to the issuance will be documented in digital and physical formats, ensuring traceability and controlled access to key information.
   - The information will be stored on secure platforms, with access restricted to authorized stakeholders.
6. **Regulatory Compliance**

   Park City Za, S.A. de C.V. will ensure that all internal control mechanisms comply with:
   - The provisions of the National Digital Assets Commission (CNAD).
   - Applicable local and international regulations.
   - Globally recognized auditing and financial control standards.

These integrated internal control mechanisms reinforce confidence and transparency in the management of funds, ensuring that they are used effectively and in accordance with the objectives of the issuance.

Stakeholders involved

PARTICIPANTS	
Issuer	**Park City Za, S.A. de C.V.** Address: Boulevard El Hipódromo #293, Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador. Website: https://haus.com.sv/park-city-zaragoza/ CNAD registration number: N° EAD-0025 Designated contact person: Brandon Alberto Lima Vásquez Contact telephone number: +503 73453386 Contact email: blima@Haus.com.sv
Issue Structurer	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ CNAD Registration Number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv

Digital Asset Service Provider	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ CNAD Registration Number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (executive president) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv Banco Atlántida El Salvador, S.A. acts as a registered Digital Asset Service Provider (PSAD), ensuring the proper management and custody of the tokens issued under this offering. For the operational execution of the issuance and administration of digital assets, Banco Atlántida El Salvador, S.A. has implemented a specialized technological infrastructure for the issuance, marketing, and management of digital assets.
Certifier Digital Assets	**TR Capital, S.A. de C.V.** Calle Cuscatlán, #4312, Col. Escalón, San Salvador, El Salvador. https://www.trcapital.net/ CNAD Registration Number: CERT-0003 Designated contact person: Héctor Ramón Torres Córdova Contact telephone number: +503 2538-6360 Contact email: info@trcapital.net
Legal Advisor	**Banco Atlántida El Salvador, S.A.** 1ª Calle Poniente y Boulevard Constitución #3538, Colonia Escalón San Salvador CP, 1101 https://www.bancoatlantida.com.sv/ CNAD Registration Number: PSAD-0035 Designated contact person: Carlos Antonio Turcios Melgar (Executive President) Contact telephone number: +503 2267-4250 and +503 2267-4411 Contact email: info@bancatlan.sv
External Auditor	**Cocar Romano y compañía** Calle Escalón Escorial Norte 31-B, San Salvador, El Salvador www.cocarauditores.com Designated contact person: Carlos Cocar Romano Contact telephone numbers: +503 2299 – 3400 Contact email: recepcion@cocarauditores.com

Supervision and control policy

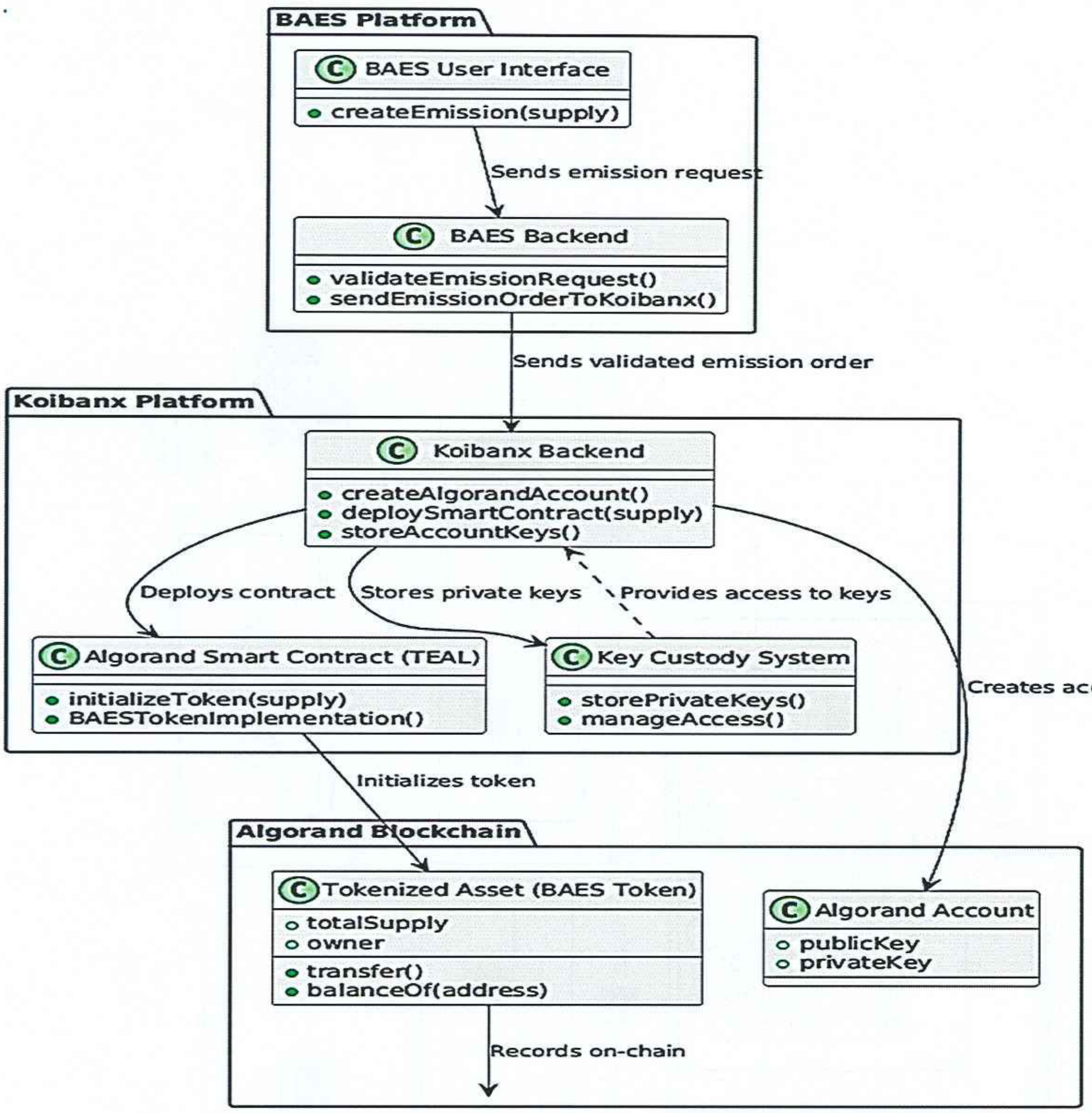
Issuer's internal anti-money laundering policy

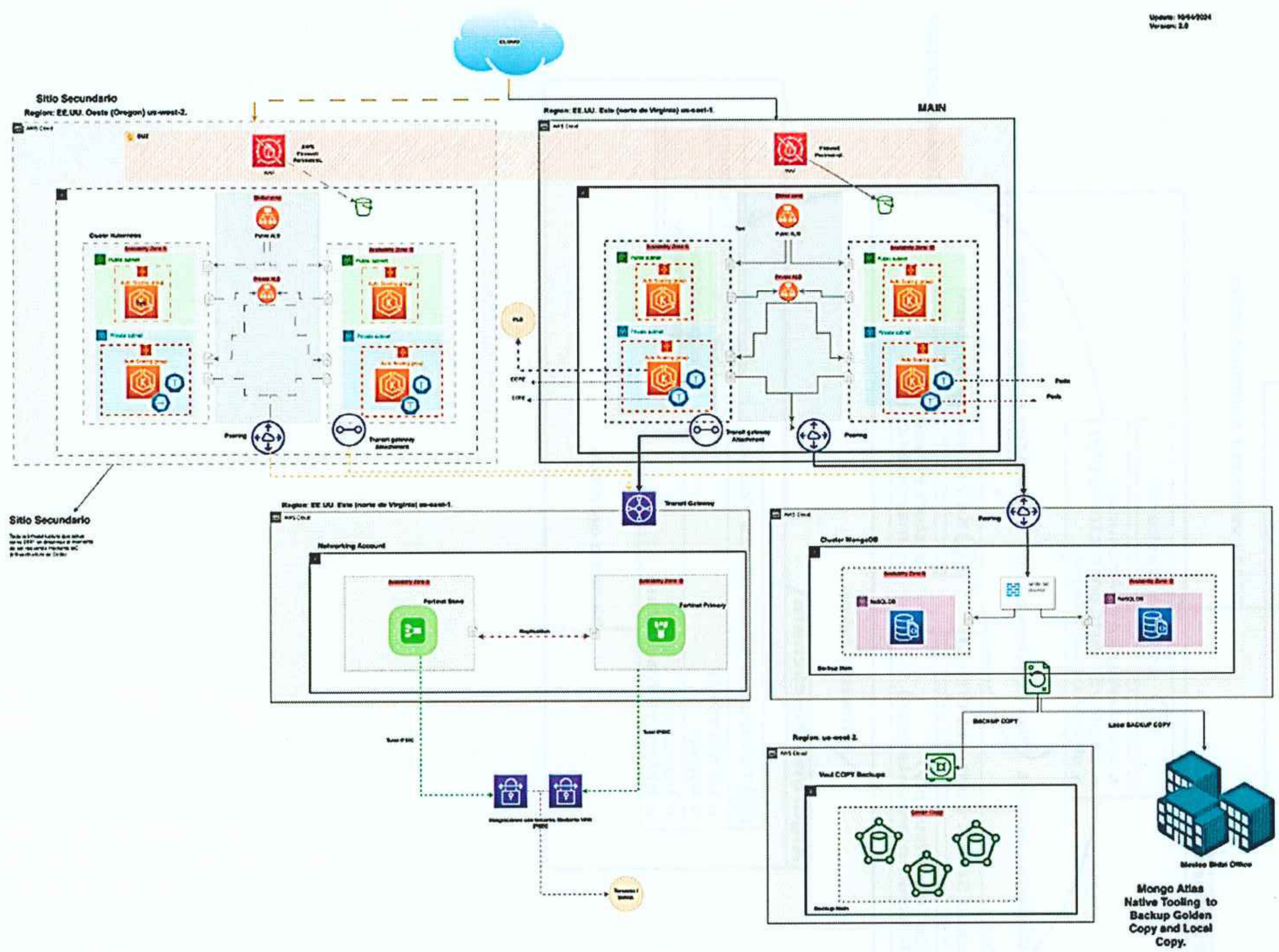
Park City Za, S.A. de C.V. has a robust internal policy that establishes clear guidelines and procedures to prevent and combat money laundering. This policy ensures strict compliance with El Salvador's Anti-Money Laundering and Assets Law, its regulations, the rules issued by the Superintendency of the Financial System, and the Recommendations of the Financial Action Task Force (FATF).

The policy implements specific controls aimed at preventing, detecting, and reporting any transaction that could be related to money laundering, terrorist financing, or the proliferation of weapons of mass destruction.

In this way, Park City Za, S.A. de C.V. reaffirms its commitment to transparency, business ethics, and regulatory compliance in all its operations, ensuring a safe and reliable environment for both investors and parties involved in the issuance of **BAES-EPARKZ** tokens.

9) TOKEN FLOW WITHIN THE TRADING PLATFORM




Sitio Secundario
MAIN
Sitio Secundario
BACKUP COPY
Mongo Atlas Native Tooling to Backup Golden Copy and Local Copy.

10) UNDERLYING TECHNOLOGY AND STANDARDS

The issuance of **BAES-EPARKZ** tokens is based on advanced technological architecture that guarantees transparency, security, and regulatory compliance, based on the infrastructure of Banco Atlántida El Salvador, S.A., a Digital Asset Service Provider (PSAD-0035) authorized by the National Digital Assets Commission (CNAD).

1. **Blockchain and Smart Contracts**

   BAES-EPARKZ tokens are based on the Algorand blockchain, using Algorand Smart Contracts (ASC1). This choice guarantees:

   - Low transaction fees, optimizing operating costs.
   - Confirmation times of less than 3 seconds, ensuring efficiency.
   - Proof of Pure Stake (PPoS), providing scalability and decentralization.

   ASC1 smart contracts regulate the issuance, marketing, and distribution of token revenues, ensuring their execution without intermediaries and with full traceability.

2. **Digital Identity and Regulatory Compliance**

   Banco Atlántida, S.A. implements a decentralized digital identity (DID) system in accordance with ERC-734 and ERC-735 standards, enabling:

   - Identity verification (KYC/AML), ensuring that only verified investors participate in the issuance.
   - Automated access and transfer management, preventing unauthorized transactions.
   - Monitoring of electronic addresses using Chainalysis, ensuring regulatory compliance.

3. **Advanced Security**

   To protect investors' digital assets, Banco Atlántida, S.A.'s infrastructure integrates:

   - AES-256 encryption, ensuring the integrity of private keys.
   - Secure Multiparty Computation (MPC), distributing private keys across multiple parties, eliminating single points of failure.
   - Activity monitoring with AI to detect suspicious access and prevent cyberattacks.

4. **Creation and Management of Digital Wallets**

   BAES-EPARKZ tokens are issued and managed through internal digital wallets within the Banco Atlántida, S.A. platform. The creation process follows these steps:

   - Generation of a blockchain address and unique private key.
   - Encryption with AES-256 and storage in secure vaults.
   - Deletion of unencrypted private keys from memory.
   - Assignment of the wallet to the registered investor.

5. **Recovery and Business Continuity Plan**

   Banco Atlántida, S.A. operates under a Disaster Recovery Plan (DRP), ensuring the continuity of the platform in the event of technological failures or cyberattacks:

   - Data replication on multiple secure servers.
   - Cyber incident response procedures.
   - Real-time operational recovery capability.

6. **Transparency and Supervision**

   Banco Atlántida, S.A. guarantees the traceability of all transactions and token movements through:

1. Auditable record of each operation on the blockchain.
2. Constant supervision by the CNAD for regulatory compliance.
3. Real-time validation of transactions made by investors.

Summary of Banco Atlantida's Infrastructure for the BAES-EPARKZ Issuance

Element	Description
Blockchain used	Algorand (PPoS)
Smart Contracts	Algorand Smart Contracts (ASC1)
Digital Identity	3025567832 / Block #50416126
Key Security	AES-256-CTR encrypted keys
Wallet Management	Database in production, data encrypted at rest with AES-256 (in Mongo Atlas) In transit: Https and TLS1.2
Operational Continuity	DRP with real-time recovery and data replication
Monitoring	Auditable log, CNAD monitoring, transaction transparency

Conclusion

Banco Atlántida El Salvador, S.A. provides a secure and efficient infrastructure for the issuance and administration of **BAES-EPARKZ** tokens. Its integration with Algorand, advanced cybersecurity measures, and an operational recovery plan reinforce the reliability of the issuance, offering investors transparency and security in every transaction.

SmartContract addresses:

Smart contracts can be viewed at the following link:

Token ID:
3025567832
Address to the scan-explorer
https://explorer.perawallet.app/application/3025567832/

The issued token has zero (0) decimal places.

11) RISKS ASSOCIATED WITH THE ISSUE AND MITIGATION METHOD

The issuance of BAES-EPARKZ tokens carries certain risks inherent to the real estate market, the issuer's operations, and the regulatory and technological environment in which the Park City Zaragoza Project is being developed. The purpose of this section is to inform investors about the potential risks that may affect the profitability and sustainability of the investment, as well as the mitigation strategies implemented by the Issuer to reduce such risks to acceptable levels.

The risks have been categorized as follows:

A. **General risks**: Including regulatory, operational, and macroeconomic factors.
B. **Risks specific to revenue tokenization**: Related to dependence on revenue streams from the sale of real estate units.

Each risk is presented according to the following criteria:

- **Identification:** Explanation of the risk and how it may affect the issuance.
- **Potential impact:** Possible consequences for the issuer and investors.
- **Mitigation strategy:** General measures to reduce risk exposure.

- **Measures implemented:** Specific actions taken by the issuer to manage and mitigate each risk.

The Issuer maintains a dynamic approach to risk management and continuously monitors market conditions and the evolution of the project. As part of its commitment to transparency and investment security, it will implement periodic audits and internal controls to enable informed decision-making and protect the interests of investors.

A. GENERAL RISKS ASSOCIATED WITH THE ISSUE

1. Risk of changes in legislation

- **Identification:** Changes in digital asset regulation or taxation may affect the operation of the issuance.
- **Potential impact:** Increased operating costs, impact on financial planning, and restrictions on token operations.
- **Mitigation strategy:** Continuous monitoring of regulatory changes with legal and tax advisors.
- **Measures implemented:**
  - Action plan adaptable to new regulations.
  - Quarterly legal reviews to anticipate changes.
  - Strict compliance with applicable regulations.

2. Risk of legal and administrative proceedings

- **Identification:** Lawsuits or administrative proceedings may affect the issuer's operational stability.
- **Potential impact:** Unforeseen costs, delays in project execution, and reputational damage.
- **Mitigation strategy:** Hiring specialized legal advisors and applying best governance practices.
- **Measures implemented:**
  - Regular legal audits.
  - Internal dispute resolution protocols.
  - Strict compliance with contractual regulations.

3. Money Laundering and Terrorist Financing Risk

- **Identification:** Misuse of tokens in illegal activities.
- **Potential impact:** Regulatory sanctions and reputational damage.
- **Mitigation strategy:** Implementation of strict **KYC (Know Your Customer)** and **AML (Anti-Money Laundering)** standards.
- **Measures implemented:**
  - Identity verification tools (KYC).
  - Real-time transaction monitoring (KYT).
  - Regular internal audits.

4. Operational risk

- **Identification:** Failures in operational, technological, or administrative processes may affect the development of the project.
- **Potential impact:** Delays in the commercialization and execution of the project.
- **Mitigation strategy:** Establishment of internal controls and hiring of companies with experience in project management.
- **Measures implemented:**
  - Annual operational risk assessments.
  - Continuous monitoring protocols.

- Implementation of operational efficiency standards.

5. **Risk of conflicts between shareholders**

- **Identification:** Internal disputes may affect strategic decision-making.
- **Potential impact:** Delays in the implementation of key project strategies.
- **Mitigation strategy:** Formalization of shareholder agreements with conflict resolution clauses.
- **Measures implemented:**
  - Application of best practices in corporate governance.
  - Creation of mediation and internal dispute resolution protocols.

B. SPECIFIC RISKS OF REVENUE TOKENIZATION (BAES-EPARKZ)

These risks exclusively affect the issuance of revenue tokens, whose performance depends on the revenue generated by the sale of real estate units.

1. **Risk of fluctuation in project income**

- **Identification:** Depends on the success of the sale of real estate units; lower revenues will reduce investor returns.
- **Potential impact:** Decrease in annual income distribution.
- **Mitigation strategy:** Diversification of sales strategies and strategic alliances with developers.
- **Measures implemented:**
  - Financing for buyers.
  - Market analysis for price adjustments.
  - International promotion to attract investors.

2. **Risk of delays in marketing**

- **Identification:** Problems with permits or infrastructure may delay the sale of real estate units.
- **Potential impact:** Delays in generating income and lower liquidity in the short term.
- **Mitigation strategy:** Pre-sale contracts and aggressive marketing.
- **Measures implemented:**
  - Marketing plan with defined deadlines.
  - Incentives for early buyers.
  - Financing strategies to facilitate sales.

3. **Risk of delay in project execution**

- **Identification:** Delays in infrastructure may affect the issuer's ability to generate revenue and pay investment returns.
- **Potential impact:** Risk of insufficient liquidity to meet financial obligations.
- **Mitigation strategy:** Strict monitoring of schedules and contracts with penalties for delays.
- **Measures implemented:**
  - Audits of work progress.
  - Quality control in infrastructure execution.

12) RISK MANAGEMENT

Within the framework of this Material Information Document, it is essential to detail the strategies and mechanisms that the Issuer will implement to manage the various risks associated with the Project. Effective management of these risks is crucial to ensuring the stability and sustainability of the issuance. The following describes the policies and procedures that will be adopted to identify, assess, and mitigate each type of risk, thereby ensuring the protection of investors' interests and the soundness of the project as a whole.

Management of Risks Associated with the Issuer

I. **Risk of changes in legislation**

- **Management:** Have a team specializing in legal and tax advice that continuously monitors regulatory changes and allows strategies to be adjusted proactively.
- **Measure to be implemented:** Conduct quarterly regulatory reviews and establish action plans to ensure legal compliance.

II. **Risk of legal and administrative proceedings**

- **Management:** Hire legal advisors trained to manage potential conflicts and establish internal protocols for efficient resolution.
- **Action to be implemented:** Conduct periodic legal audits and formalize internal governance procedures.

III. **Operational risk**

- **Administration:** Implement robust internal controls and hire companies with experience in project management.
- **Action to be implemented:** Conduct semi-annual audits and establish continuous monitoring of technological and operational processes.

IV. **Technological dependency risk**

- **Administration:** Ensure backup and disaster recovery systems are in place to maintain operational continuity.
- **Action to be implemented:** Conduct periodic recovery tests and keep critical technological systems up to date.

V. **Risk of real estate market fluctuations**

- **Management:** Diversify sales strategies and adjust competitive prices according to market trends.
- **Action to be implemented:** Regularly monitor the real estate market and update marketing strategies in real time.

Management of risks associated with the offering of Digital Assets

I. **Regulatory risk**

- **Management:** Monitor changes in regulations and adapt internal policies to ensure compliance.
- **Action to be implemented:** Conduct quarterly legal reviews with the support of specialized advisors.

II. **Market adoption risk**

- **Management:** Conduct market analysis and educational campaigns to inform investors about the benefits of digital assets.

- **Action to be implemented:** Conduct surveys and market analysis to adjust marketing and education strategies according to public needs.

III. **Liquidity risk**

- **Management:** Encourage the creation of an active secondary market in collaboration with other market participants and, if feasible, establish buyback programs.
- **Action to be implemented:** Monitor the primary market and negotiate with recognized secondary platforms to improve liquidity.

IV. **Security risk**

- **Management:** Implement advanced cybersecurity measures and technology infrastructure audits.
- **Action to be implemented:** Conduct quarterly security audits and update encryption and authentication protocols.

V. **Risk of private key loss**

- **Administration:** Offer custody services and key recovery mechanisms.
- **Action to be implemented:** Develop educational programs on key management and provide secure custody options.

Management of risks associated with digital assets

I. **Security risk**

- **Administration**: Implement advanced cybersecurity measures and regular audits.
- **Measure to be implemented:** Use Banco Atlántida's technological infrastructure, based on encryption algorithms such as AES256 and the Algorand blockchain protocol, with mechanisms such as Pure Proof of Stake (PPoS) and verifiable random functions (VRF).

II. **Liquidity risk**

- **Management**: The tokens will be traded exclusively on the Banco Atlántida platform, with limited secondary market options in the short term.
- **Action to be taken**: Encourage active participation on the platform and evaluate inclusion in additional exchanges that comply with regulatory requirements.

III. **Fraud risk**

- **Management:** Establish strict verification procedures and internal controls to prevent fraud.
- **Action to be taken:** Implement robust KYC (Know Your Customer) and AML (Anti-Money Laundering) processes integrated into Banco Atlántida's technology platform.

IV. **Risk of loss of private keys**

- **Management:** Offer secure custody solutions and private key recovery options for users.
- **Action to be implemented:** Provide advanced encryption services such as AES256 and educate users on the proper use of digital wallets.

V. **Volatility risk**

- **Management:** Offer diversification schemes and guaranteed returns.

- **Action to be implemented:** Design complementary financial instruments that stabilize returns and combine guaranteed returns with variable future income.

Management of risks associated with project execution

I. **Regulatory risk**

- **Management:** Monitor legislative and regulatory changes, ensuring that suppliers comply with current regulations.
- **Action to be implemented:** Review regulations quarterly with the legal team and update contracts. Use blockchain to ensure transaction traceability.

II. **Risk due to fluctuations in the real estate market**

- **Management:** Diversify the offering and adjust prices dynamically according to market conditions.
- **Action to be implemented:** The issuer will decide whether to hire firms specializing in market research or use internal resources for recurring reviews of pricing strategy.

III. **Financing risk**

- **Management:** Diversify financing sources and maintain constant communication with investors.
- **Measure to be implemented:** Hold quarterly meetings with investors and use tokenization to raise funds efficiently.

IV. **Environmental risk**

- **Management:** Conduct environmental audits and adopt preventive measures to minimize impacts.
- **Measure to be implemented:** The project has an environmental permit issued by the authorized entity, the Ministry of the Environment (MARN), which includes: An adequate environmental management plan for mitigation, prevention, and environmental compensation, duly secured.

Management of risks associated with the technology used

I. **Risk of technical failures**

- **Management:** Perform periodic stress tests and maintain backup systems and disaster recovery plans.
- **Measure to be implemented:** Perform quarterly load tests and establish an emergency technical support team.

II. **Risk of security vulnerabilities**

- **Management:** Adopt advanced security measures and conduct regular technology infrastructure audits.
- **Action to be implemented:** Conduct security audits and penetration tests on a quarterly basis.

III. **Risk of technological obsolescence**

- **Administration:** Monitor technological advances and update systems to maintain compatibility and competitiveness.
- **Action to be implemented:** Conduct semi-annual technology reviews and evaluate emerging technologies annually.

IV. **Compatibility risk**

- **Administration:** Ensure interoperability with other platforms and perform integration tests prior to launch.
- **Action to be implemented:** Establish technological standards and conduct regular compatibility tests.

12) DISPUTE RESOLUTION

Arbitration, Applicable Law, and Jurisdiction to which the parties submit

The tokens are governed by and shall be interpreted in accordance with the laws of El Salvador, specifically the Digital Asset Issuance Law and the corresponding regulations.

All controversies, disputes, or claims arising out of or in connection with the issuance of BAES-EPARKZ tokens, including those related to their interpretation, execution, validity, or termination, shall be resolved through arbitration, in accordance with the rules and procedures established by the Mediation and Arbitration Center of the Chamber of Commerce and Industry of El Salvador.

The parties submit to the jurisdiction of the Republic of El Salvador.

The arbitral award shall be final and binding on the parties involved.

13) PROCESSING OF PERSONAL DATA

The Issuer informs that it processes investors' personal data for the purpose of carrying out its operational and commercial activities. These processes are carried out in accordance with the provisions of our Privacy Policy, which details the procedures and purposes of the processing of such data.
This policy is available for consultation on our marketing platform and applications website, and in **Annex VII - PSAD POLICIES**, ensuring transparency and compliance with current regulations on personal data protection.

14) TAX REGIME

Tax Regime

Under no circumstances shall the Issuer be liable for any taxes or tax obligations of investors. The issuance shall be subject to the tax provisions regulated within the legal framework that covers Digital Asset Service Providers, as well as Issuers and Digital Asset Issuances in force in the Republic of El Salvador.

In accordance with Article 36 of the Digital Asset Issuance Law, the issuance benefits from significant tax advantages that enhance the attractiveness of our digital asset offerings.

These benefits include:

Tax exemptions: For the purposes established in the Digital Asset Issuance Law, issuers of digital assets, duly registered digital asset service providers, certifiers, and purchasers of digital assets, as well as public offerings of digital assets, shall enjoy tax benefits; Therefore, if the Public Offering of Tokens is approved, it will be understood that both the nominal value and any return or income derived from the digital assets are exempt from all types of taxes, levies, fees, and contributions. This includes exemptions from Property Transfer and Service Provision Tax, Income Tax, and Municipal Taxes, as well as all other forms of taxation, regardless of their nature. In addition, capital gains or ordinary income from the sale or transfer of digital assets, including debt forgiveness, are also exempt from taxation.

General tax benefits: Registered digital asset issuers, certifiers, and service providers benefit from all of the above tax advantages, fostering a favorable environment for digital asset operations.

Tax Advice Disclaimer: While we describe the tax benefits associated with digital assets under Section 36 of the Digital Asset Issuance Act, it is important for participants to understand that the company does not provide tax advice. Participants are advised to consult their own tax professionals to fully understand the tax implications of purchasing, holding, or disposing of digital assets in accordance with their personal tax circumstances and the law applicable to them. The company assumes no responsibility for tax advice provided to participants by third parties or for participants' compliance with tax laws.

13. DISCLAIMER

This Material Information Document (MID), as published by the Issuer, is provided for informational purposes only and does not constitute an offer or solicitation to purchase or sell digital assets or related investment products ("Investment Products"). It should not be construed as investment, legal, accounting, or tax advice, or as an indication that any investment product is suitable or appropriate for your investment objectives, financial situation, or specific needs. Nor does it represent a personalized recommendation. This document does not purport to identify or highlight all risks or important factors that may be associated with investment products. If you have questions about any information related to an investment product, you are advised to consult your own financial, legal, and/or tax advisors.

Any assumptions, data, projections, forecasts, or estimates presented are forward-looking statements based on information provided by the Issuer or publicly available. These reflect subjective estimates and assumptions about future events. Therefore, there can be no assurance that the projected or anticipated results will materialize. Actual results may differ from these projections, and such differences could be significant. Past performance is no guarantee of future performance.

The information contained in this Material Information Document is believed to be reliable; however, it is provided on an "as is" basis, without any express or implied warranty.

This Material Information Document may only be distributed in countries where its distribution is legally permitted and is not intended for persons in jurisdictions where, due to their nationality, residence, or other reasons, its distribution is prohibited.

15) COMMUNICATION CHANNELS

For any questions, inquiries, additional information, or any notifications regarding this Material Information Document, please contact us via email at aguerrero@haus.com.sv, by phone at +503 21180677, or at the following address: Boulevard El Hipódromo #293 Apto. Level 12, Century Tower Building, San Salvador district, municipality of San Salvador Centro, department of San Salvador. Likewise, I appoint the following persons to hear notifications or receive any documents that must be delivered to us: Brandon Lima blima@Haus.com.sv

14. OTHER STATEMENTS:

In accordance with the provisions of the Regulations for the Registration of Issuers and Public and Private Issues, Park City Za, S.A. de C.V. declares:

- The issuer of the digital assets is solely responsible for the content of this Relevant Information Document;
- The digital assets covered by this offering are registered in the CNAD Public Registry. Their registration does not imply certification of the quality of the security or the solvency of the issuer;

- It is the investor's responsibility to read all the information contained in this Material Information Document.
- Digital assets may lose their value in whole or in part;
- Digital assets may not always be tradable;
- Digital assets may not be liquid;
- The issuance focuses only on certain specific digital assets and does not constitute an invitation to sell financial instruments; and
- This offering is subject to applicable regulations and does not constitute an offer in jurisdictions where its marketing is illegal.

16) APPENDICES

Annex I - Affidavit.

Annex II - Certifier's Report.

Annex III - Contracting Policies.

Annex IV - Issuer's Opening Balance Sheet and Financial Statements.

Annex V - Park City Zaragoza Financial Model.

Annex VI - Contracts of Desarrolladora Park City Za, S.A. de C.V.

Annex VII - PSAD Policies.

Annex VIII. Contract for the Assignment of Economic Rights.