Risk disclosure

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1 Purpose of this document

1.1. This document describes material risks of Homeunity membership, its linked HRPT benefit supplied without a separate charge, qualifying allocation, HAFS participation and personal liquidity where agreed. Fuchs Treuhand AG, UID CHE-107.253.643, Morgartenstrasse 3, 6003 Luzern, Switzerland, is the Company responsible for its obligations under the relevant agreements.

1.2. This document should be read before acquiring HRPT and before assuming obligations under a particular programme. The risks applicable to a participant depend on the services selected: acquiring HRPT does not, by itself, constitute obtaining personal liquidity or entering into a HAFS participation agreement.

1.3. This document supplements the terms of the relevant programme. It does not independently establish fees, grounds for recovery, rights to realise collateral or restrictions on the return of HRPT. Such provisions must be set out in the applicable agreement and the individual transaction parameters.

1.4. Acknowledging this risk disclosure does not constitute a waiver of claims against the Company, consent to a breach of contract or authority to carry out transactions without the participant's required instruction. Mandatory consumer rights and liability that cannot lawfully be excluded remain unaffected.

2 Nature of HRPT and changes in value

2.1. HRPT is used as a digital membership/access credential and forms part of the paid membership offer without a separate charge. Tier activation requires receipt or effective individual credit and the agreed qualifying allocation. The Member therefore needs to understand both the membership service and the linked token arrangement before paying.

HRPT holding alone gives no company share, hotel ownership, dividend or automatic entitlement to Company income. HAFS and asset participation require their applicable separate agreements.

2.2. Absence of a separate HRPT charge does not mean absence of economic exposure. A membership fee is not a guaranteed resale value for included HRPT. Its market value may decline to zero; a quoted value or tier threshold does not create an obligation to buy back the tokens. The Company promises no minimum market price under the membership terms.

2.3. Returning a specified quantity of HRPT and returning money are different obligations. Even if the participant receives all HRPT due to them, the monetary value of those tokens may be lower than their original expenditure.

2.4. The ability to transfer HRPT between addresses does not establish the existence of a liquid market. A sale may be impossible or require a substantial price reduction. A quotation displayed by an information service or trading venue does not guarantee execution at that price or in the required volume.

2.5. Changes in the number of tokens in circulation, including token burns, do not guarantee appreciation. Ownership concentration, the actions of large holders, trading venue availability and demand for Homeunity services may also affect the price.

3 Allocation and restricted availability of HRPT

3.1. During an allocation, the participant's ability to dispose of the relevant HRPT is restricted. The participant should not expect to be able to sell, transfer or use them immediately to meet obligations to third parties.

The term and procedure for releasing HRPT are governed by the confirmed allocation terms.

3.2. Ceasing to use the club, making no bookings, a decline in HRPT value or the absence of HAFS accruals does not, by itself, end the agreed lock period. Early release is available only where provided for by the agreement or mandatory law.

3.3. Where the participant has obtained personal liquidity, HRPT is returned after the applicable maturity date and full settlement of the corresponding obligation. The allocation end date may therefore differ from the actual return date.

Where no personal liquidity was provided, a requirement to repay such indebtedness does not apply.

3.4. Club tier and participation in pool distributions depend on the allocation actually recognised in the records. A reduction in HRPT, including following collateral realisation, may affect the club tier and bonus calculation.

A claim for the restoration of HRPT is not equivalent to an allocation that has actually been restored.

4 Variable nature of the HAFS bonus pool

4.1. HAFS participation is governed by a separate agreement. Participation in the pool requires an allocation of at least 1,500 HRPT that meets the programme conditions. Holding HRPT or a club tier without accepting the HAFS agreement does not create an independent claim to pool bonuses.

4.2. The Company determines its contribution to the pool. Receipt of revenue or profit by the Company does not mean that all or any part of that amount must be contributed to HAFS. There may be no contribution for a particular calculation period.

Once contributed to the pool, an amount is distributed under the contractual rules. The Company's discretion over future contributions does not permit cancellation of obligations that have already arisen towards participants.

4.3. Participants receive 100% of the pool formed for distribution. An individual share depends on the participant's calculation weight and the aggregate weight of all eligible participants:

quantity of HRPT actually recognised × days of participation × term coefficient.

An increase in other participants' aggregate weight may reduce an individual share even if the pool amount and that participant's own allocation remain unchanged.

4.4. The Company may also participate in distributions under the programme terms. Its own eligible allocation is included in the aggregate calculation weight. This creates a conflict of interest because the Company determines the contribution, performs the calculation and may receive part of the distribution.

Information about the pool amount, applied coefficients, the participant's own weight and the aggregate distribution weight is material to checking the calculation.

4.5. Past accruals, calculation examples and presentation figures do not establish a minimum future accrual. A bonus may be lower than expected or may be zero. Participants should not plan essential expenditure or repayment of personal liquidity on the basis of anticipated HAFS payments.

4.6. The Company may fund a contribution from income belonging to it from various business activities, including hotel operating income, after satisfying the associated obligations and third-party rights.

The source of a contribution does not give a HAFS participant ownership of the relevant asset, a right to its revenue or a right to demand payment of a particular share of its NOI. Funds and rights committed to HPOT participants do not become funds freely available to HAFS.

5 Personal liquidity and settlement obligations

5.1. Personal liquidity is provided on separately agreed terms against allocated HRPT. The ceiling of up to 70% of the applicable collateral value limits the amount that may be provided; it is not a promise to provide that amount to a participant.

The actual amount depends on the collateral valuation and approved transaction parameters.

5.2. Obtaining personal liquidity creates an obligation to repay the amount provided and the fixed fee specified in the agreement. The absence of HAFS bonuses, a decline in HRPT value or discontinuing use of the club does not release the participant from this obligation.

5.3. A participant may need to provide additional collateral or reduce indebtedness at a time when HRPT value is falling and obtaining funds is particularly difficult. Failure to meet a coverage restoration requirement may lead to collateral realisation.

5.4. The ACR coverage ratio is calculated as the recognised collateral value divided by the outstanding principal amount of personal liquidity. The fixed fee is excluded from the ACR denominator but remains a separate obligation where provided for in the agreement.

The following control levels apply:

- **1.33** — warning of reduced coverage;
- **1.20** — requirement to restore coverage;
- **1.10** — collateral realisation level, subject to the contractual procedure.

The valuation procedure, deadlines for meeting requirements and realisation conditions are set out in the personal liquidity documents.

5.5. An ACR control level is not a guaranteed sale price. Rapid market movements, insufficient liquidity or execution delays may result in collateral being realised below the valuation used to calculate ACR.

Realisation proceeds and permissible expenses are taken into account when determining the remaining obligation. An amount already discharged cannot be recovered a second time.

5.6. Collateral realisation does not remove the Company’s contractual obligation to restore the original quantity of HRPT. Performance of that obligation nevertheless depends on the Company’s ability to acquire or otherwise lawfully restore the relevant quantity of tokens.

Until restoration actually occurs, the participant bears the risk of non-performance or delay by the Company. A restoration claim does not guarantee preservation of the monetary value of HRPT.

5.7. A threshold may be reached, a notice sent and a transaction executed at different times. Interface operation and receipt of notices depend on technical systems and communication channels. This does not release the Company from compliance with the contractual notification and execution procedure.

6 Wallet control and transaction execution

6.1. A participant using their own wallet is responsible for safeguarding access credentials and checking transactions they approve. Loss of a private key or disclosure of access to another person may result in irreversible loss of the ability to control HRPT.

The Company cannot guarantee recovery of access to a wallet independently controlled by the participant.

6.2. After HRPT is transferred into the allocation vault, release or other operations may require administrative action. Source-wallet ownership does not establish exclusive control of the destination vault. The Participant depends on proper performance of authorised operations, accurate attribution and the Company's contractual return obligations. A public blockchain balance alone does not identify all individual rights.

6.3. Where tokens belonging to several participants are recorded at one address, identification of individual rights depends, among other things, on reliable internal records and supporting documents. Segregation and recovery of such assets in insolvency depend on applicable law and the actual control and attribution arrangements.

6.4. Manual allocation operations introduce delay and data-entry risks. Execution requires a recorded participant instruction and the applicable signature; operator assistance is not acceptance of a different agreement on the participant's behalf. Administrative powers over the destination allocation vault are distinct from control of the source wallet and must be disclosed for the actual arrangement.

7 Blockchain and technical infrastructure

7.1. HRPT operations depend on the functioning of the relevant network, smart contracts, wallets and related systems. Software errors, vulnerabilities, congestion, confirmation delays and discrepancies between blockchain and account data may occur.

7.2. A transfer to an incorrect address, on an unsupported network or using an unsuitable asset may be irreversible. Transaction details must be checked before approval. Display of a familiar token name does not, by itself, establish that the contract is authentic.

7.3. Phishing sites, fraudulent messages and malicious wallet permissions may be used to obtain access to assets. The Company should not request a participant's seed phrase or private key to perform a standard transaction.

7.4. Public blockchain records are accessible to third parties. Even where an address does not contain a participant's name, its transactions may be linked to other data. Correcting information in the account interface does not delete a blockchain record.

8 Performance of the Company s obligations

8.1. Receipt of HRPT, an accrued amount or other performance due depends on the Company's operational and financial ability to meet its obligations. Having a contractual claim does not guarantee immediate satisfaction.

8.2. Financial difficulties, cessation of business, disputes over rights or insolvency proceedings may delay asset returns and settlement or result in incomplete satisfaction of claims.

HRPT and HAFS accruals should not be treated as bank deposits, nor should insurance or a government guarantee be assumed without a separate applicable basis.

8.3. The Company uses external infrastructure for certain operations. Service termination, technical failure or access restrictions may affect performance times. Engaging an external service provider does not, by itself, discharge the Company's obligations to a participant.

9 Travel Club and travel services

9.1. Base membership is indefinite but depends on proper ongoing performance by the Company. It is not a guarantee of perpetual operations, an unchanged supplier catalogue or a particular property's availability. Conditional tier privileges depend on the accepted qualification terms. The refund and permanent-loss remedies in HU-P05 are contractual claims and may themselves be affected by counterparty insolvency.

9.2. A club price will not necessarily be the lowest offer available in the market. Comparisons require equivalent dates, services, taxes, payment terms and cancellation conditions.

9.3. Acquiring and allocating HRPT does not, by itself, pay for future accommodation or travel. An individual booking may create additional obligations and cancellation restrictions, which must be disclosed before confirmation.

9.4. Travel may be affected by service providers' actions, transport restrictions, visa requirements and other external circumstances. Responsibility and refund entitlements are governed by the particular booking terms and applicable law.

10 Currency payments and taxes

10.1. An accrued HAFS amount is denominated in USD. This unit of account does not constitute automatic crediting of bank dollars, transfer of a particular digital asset or opening of a payment account.

The payment method is selected from the available options under the applicable procedure.

10.2. Where settlement is made in another currency or digital asset, the quantity received depends on the agreed exchange rate, conversion time and disclosed costs. Exchange-rate movements may affect the value of the performance received in the currency of the participant's expenditure.

10.3. A digital asset designed to maintain a stable value may lose its peg or become subject to transfer restrictions or freezing. Its use does not eliminate issuer, network or exchange availability risks.

10.4. Acquiring, receiving bonuses, exchanging, using and disposing of HRPT may have tax consequences under the rules applicable to the participant. A tax obligation may arise regardless of whether funds have been received to meet it.

11 Legal restrictions and separate programmes

11.1. The legal classification of HRPT and related programmes depends on their actual characteristics, contractual rights and manner of offering. The terms "membership", "bonus" or "cashback" do not, by themselves, determine the applicable regulatory regime.

Separate HAFS documentation also does not prevent assessment of the related transactions as a whole.

11.2. Changes in legislation, a competent authority's position or requirements governing the activity may restrict access to certain services, change how they are provided or prevent new enrolments.

The consequences for existing obligations are governed by applicable law and the agreement. A regulatory change does not automatically extinguish all participant claims.

11.3. A legal opinion applies within the facts, questions and assumptions it addresses. It is not governmental approval and does not confirm rights or mechanisms that it has not analysed.

11.4. HPOT is documented separately. Rights to participate in a particular asset or its operating income arise only under the applicable HPOT documents.

An HPOT participant also bears risks associated with that asset, including operating expenses, debt obligations, changes in value and limited exit opportunities. This document does not replace the risk disclosures for a particular HPOT offering.

12 Information and preservation of rights

12.1. Before assuming an obligation, a participant must have access to the applicable terms, individual parameters and information needed to understand the transaction. Where the amount, term, return procedure or calculation is unclear, the participant may request clarification before confirming.

12.2. Disclosure of a risk does not authorise the Company to amend agreed terms retrospectively, retain assets without a proper basis or exclude liability for its own breach.

12.3. Transaction enquiries and complaints may be submitted through the support channel provided in the account interface or in writing to:

Fuchs Treuhand AG
Morgartenstrasse 3
6003 Lucerne
Switzerland

Personal data enquiries: **privacy@homeunity.io**.

12.4. Participants are advised to retain the accepted contract version, allocation confirmation, individual personal liquidity terms and accrual reports. These documents allow actual performance to be compared with the agreed obligations.