

A photograph of a modern, multi-story building with large glass windows and balconies. The building is surrounded by lush greenery, including trees and tall grass in the foreground. The sky is blue with some clouds. The text 'UNIT SPACE CITY' is overlaid in large white letters.

UNIT SPACE CITY

AGREEMENTS AND GROUP COMPANY STRUCTURE

UNIT SPACE CITY

U2

UNIT NUANU VILLAGE
55 Units

U3

UNIT NYANYI VILLAGE
28 Units

U1

UNIT SPACE VILLAGE
21 Units

MORE TO COME!

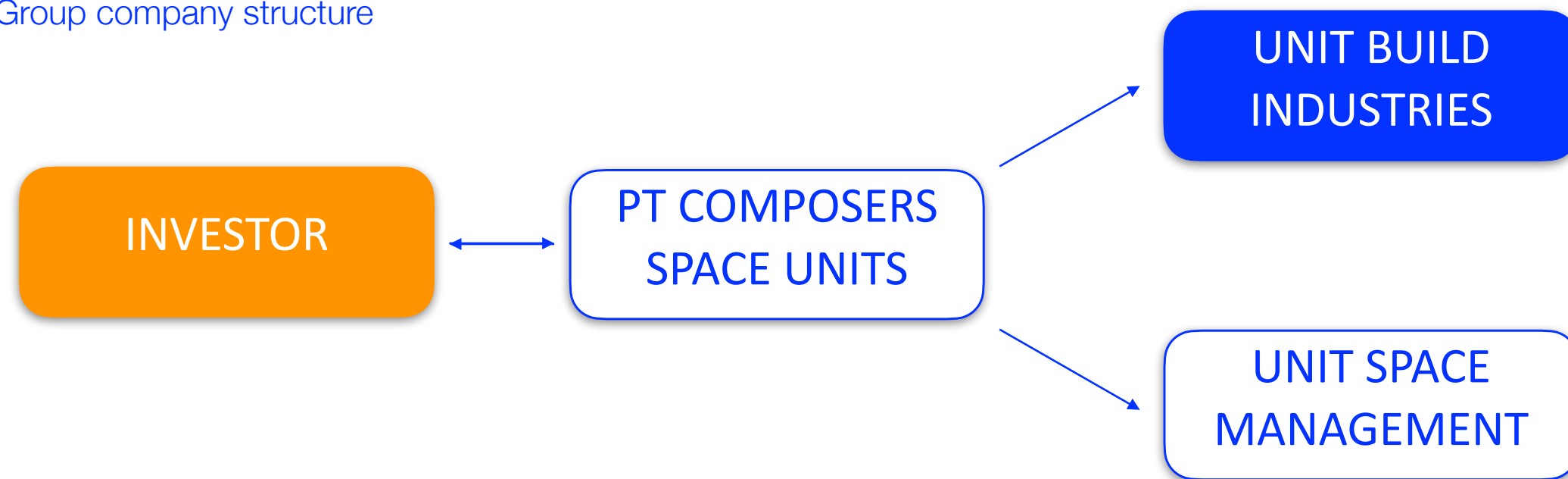
New B2C and B2B projects
in residential development

U

UNIT SPACE CITY

U3 Unit Nyanyi Village

Group company structure



In-house construction company handles the 360 building process from design to completion

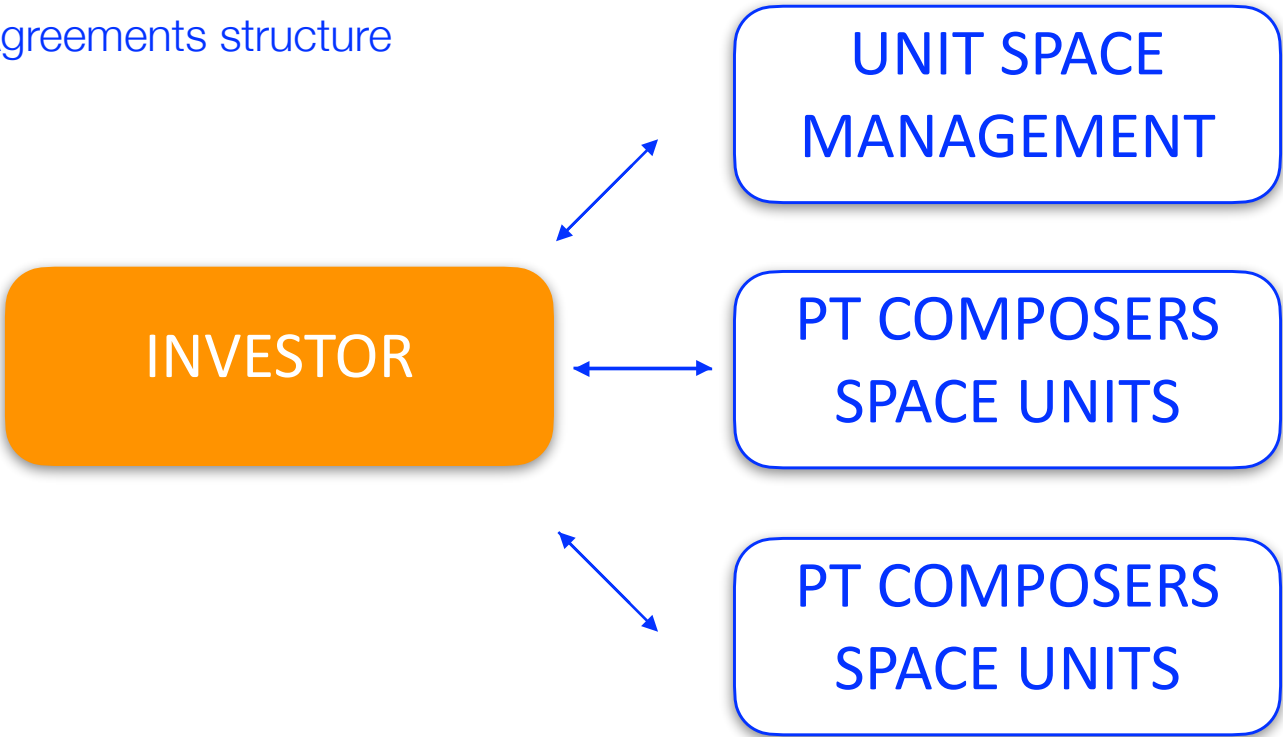
Property management company provides services from concierge services, to rental management

U

UNIT SPACE CITY

U3 Unit Nyanyi Village

Agreements structure



* Can be monthly or quarterly, in cash** or swift

Property management agreement

- 20% commission from the **net income**
- Guaranteed rental income for the 1st year
- Payments and reporting every 3 months

Project management agreement

- Project management and construction of the unit
- Construction timeline: April 2024 - April 2025 + 6 Months grace period
- Penalties - 0,1% for each day of completion delay
- Leasehold January 2025 - January 2050 with **guaranteed** extension for another 25 years
- Payments - Down payment 30%, installments every 2-3 mo over 8-9 mo * (30%-30%-10%)

Power of attorney

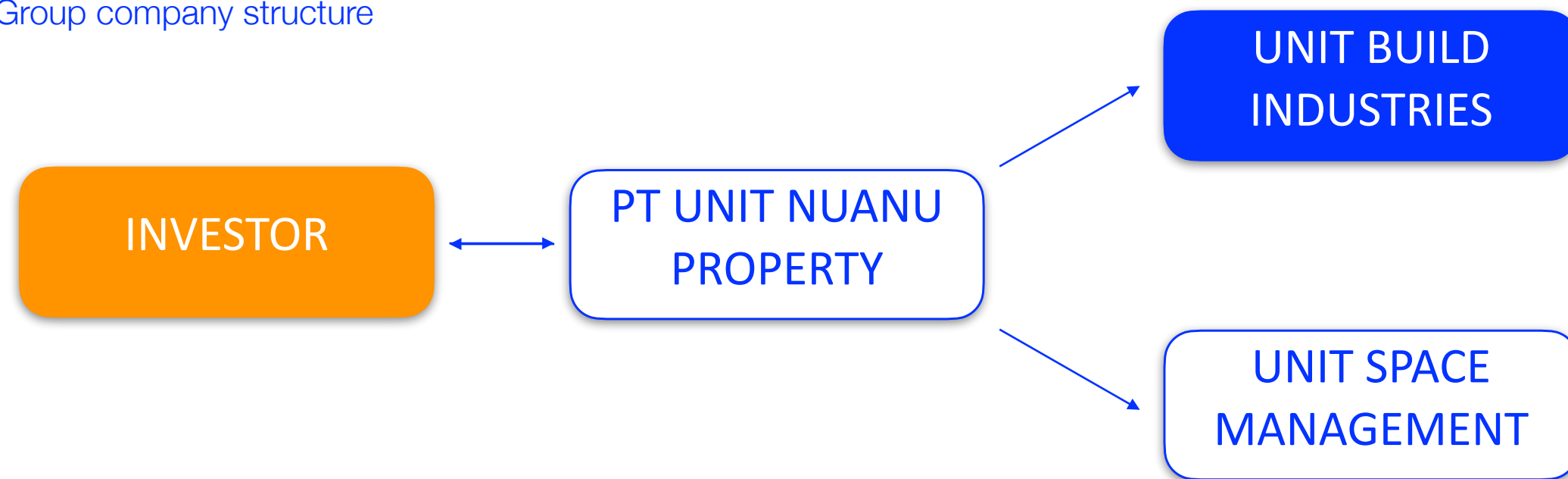
- To act in the interest of the Investor
- To assign a construction company (UNIT BUILD)
- To work with the property management company in the preparation for launch of rent



UNIT SPACE CITY

U2 Unit Nuanu Village

Group company structure



In-house construction company handles the 360 building process from design to completion

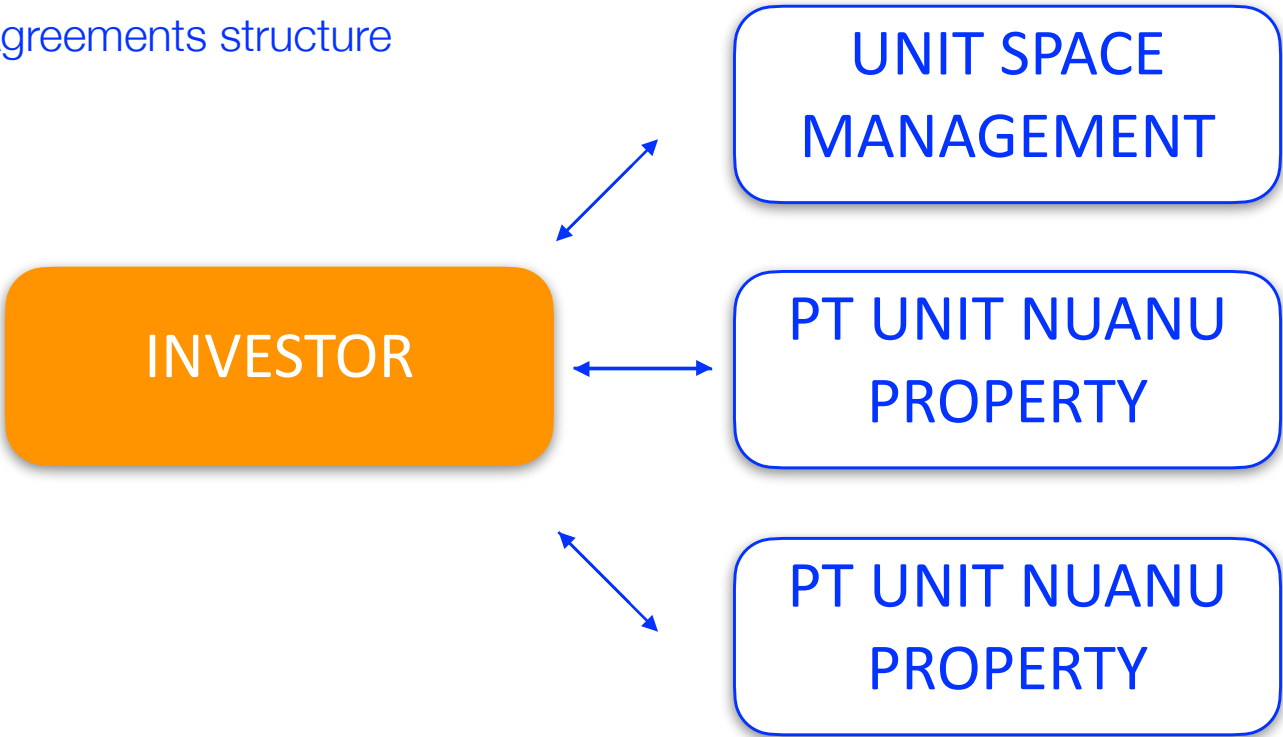
Property management company provides services from concierge services, to rental management

U

UNIT SPACE CITY

U2 Unit Nuanu Village

Agreements structure



Property management agreement

- 20% commission from the **net income**
- Guaranteed rental income for the 1st year
- Payments and reporting every 3 months

Project management agreement

- Project management and construction of the unit
- Construction timeline: November 2024 - May 2026 + 6 Months grace period
- Penalties - 0,1% for each day of completion delay
- Leasehold November 2024 - November 2049 with priority extension for another 25 years
- Payments - Down payment 40%, installments every 6 mo over 18 mo* (30%-20%-10%)

Power of attorney

- To act in the interest of the Investor
- To assign a construction company (UNIT BUILD)
- To work with the property management company in the preparation for launch of rent

* Can be monthly or quarterly, in cash** or swift





UNIT SPACE

CREATING A BETTER PLACE THROUGH SPACE