

SANDERS

G-ROI

BLISS HEADLINES FOR INVESTORS

G-ROI – Guaranteed return of investment

We only work with defined percentages and the percentage is defined depending on the specific project/building.

Example with 4%:

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| 1 | • Unit cost: | € 300.000 + VAT. |
| | • Onboarding: | € 7500 + VAT. |
| | • Furniture package: | € 20.000 + VAT. |
| | • Total: | € 327.500 + VAT. |
| | • G-ROI/monthly rent: | € 1090 + VAT |

Length of contract/Duration of agreement

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| 2 | We offer lease agreements/contracts from a minimum of 3 years up to 20 years. That is 100% up to the investor how long they wish the contract to be for. |
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Potential termination of contract

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| 3 | The contract is binding for the full period but can be terminated with a 6 months notice from both sides with a potential penalty. |
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Additional costs for the investor

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| 4 | Sanders are liable for all costs apart for common expenses, property maintenance fees and rental license fee. |
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Furniture

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| 5 | All furniture have to be purchased from Sanders business partner in order for Sanders to offer the G-ROI. |
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Onboarding

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| 6 | Electrical appliances, TV, Curtains and smart lock system can be purchased by the developer, investor or through Sanders, it is completely up to the investor as long as it comply with Sanders standards. |
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| 7 | Deposit/Prepaid rent
Sanders will pay 2 month deposit as security which will be repaid by the investor to Sanders 2 years after the delivery date. Sanders will also pay 3 months prepaid rent. |
| 8 | Payment terms
Investor: 50% on signing the lease agreement and 50% on delivery for the furniture/onboarding package. |
| 9 | 2 months Grace Period - Delivery date v effective date
The period from when the property is delivered to Sanders to when we start the payment of the G-ROI = Grace period. |
| 10 | Investor benefits / "timeshare" opportunities
If the unit is available, you can book it at a discounted rate of 50% on the listing price. You can also book any other properties within the Sanders family with a discounted 50% on the listing price. |
| 11 | Re-selling the property
Sanders lease agreement can be sold with the property with subject to regulatory KYC checks. |
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