



Technical Information Document

**Participate in the future:
enhancing real estate
assets' value through
digital innovation**

Residencia Tejina

**Property
information**

DISCLAIMER

This document is for informational purposes only and does not constitute a recommendation or an invitation to invest.

Its content should not be interpreted as financial, legal or tax advice.

The described operation is not subject to the supervision or authorization of the National Securities Market Commission (CNMV) or any other financial authority, as it is not an issuance or marketing of financial instruments in accordance with Law 6/2023, of March 17, on Securities Markets and Investment Services (LMVSI).

Participation in the project is implemented through a commercial joint venture agreement, whose validity and effectiveness are governed by the Spanish Commercial Code and Civil Code.

Potential participants should carefully read all documentation before deciding to participate and assume that the operation involves inherent economic risks.



The Project

This pilot project is born in a stable and growing territory, with the aim of redefining the private real estate sector, reducing unnecessary intermediaries.

The idea combines energy-efficient renovation and blockchain innovation to offer a robust model for real estate participation and profit sharing.

This innovative operation offers a new way to be part of the sector, with greater flexibility and without stress.

The initiative we are presenting makes market access more affordable, significantly reducing the barriers that previously required large amounts of liquid capital and dependence on traditional participation channels.

Financial data and key information

- **Asset class:** 450 m² building in Tejina de Isora, Tenerife
- **Real asset:** 3 apartments + 1 commercial unit
- **Income:** medium-to long-term rental strategy and full property appreciation
- **Participation:** profit sharing via digital tokens on Blockchain Infrastructure
- **Contribution method:**
 - Bank transfer in euros converted to EURC stablecoin
 - Direct shipping in EURC

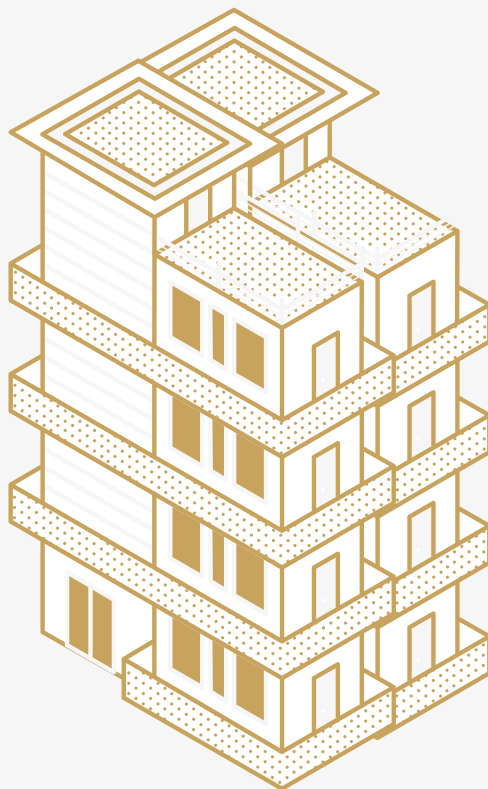
Total expenses	€ 1.138.400
Total revenue estimate	To be calculated based on valuation or return scenarios
Estimated total rate of return (over the entire period)	~ 15-25% of operation
Expected Smart Contract Duration	~ 5 years

INDEX

- 1 Introduction**
 - 2 Market analysis**
 - 3 Technical details**
 - 4 Business model and use of funds**
 - 5 Legal and juridical section**
 - 6 Tokenomics**
 - 7 Team and partnership**
 - 8 Conclusions**
 - 9 References, data and bibliography**
-



1. INTRODUCTION





The project combines the tangible value of the real estate sector with the solidity of the Canary Islands territory, recognized for its economic stability and real estate potential.

Our vision combines concreteness and innovation, giving life to a method based on:

- Real assets
- Complete building rehabilitation
- Income from rental and capital appreciation
- Digital and private participation, without intermediaries

Our ambition is to create a new standard for real estate participation, starting with a building and evolving into a profitable smart appreciation system.



Upcoming projects include the renovation of a hotel in the Canary Islands and the creation of an innovative real estate capitalization company.

Our goal is to build a European portfolio of refurbished, managed and tokenized properties, allowing access to the value generated by the management of a carefully selected real estate portfolio executed with high quality standards.

1.1 THE PROMOTER

DOC ENERGY SKILL

The company is active in the real estate sector and focuses on the purchase, renovation and rental of residential, commercial and tourist properties, integrating advanced technological solutions for building management and the use of renewable energy sources.

The objective of DOC ENERGY SKILL SL is to raise the standards of quality, comfort and energy efficiency of buildings, starting with the Canary Islands and taking advantage of know-how accumulated over more than thirty years of technical and operational experience in the sector.



DOC ENERGY[®]

The company operates both on its own behalf and for third parties, offering innovative operations — such as the one we present in this document — to make rehabilitation and revaluation operations accessible and profitable for participants and stakeholders.

DOC ENERGY brand was created by Montagner Energia SRL, an Italian company founded in 2019, active in the field of energy rehabilitation, facility design and building renovations.

1.2 GUIDING VALUES

Transparency

Every participant in the sector has the right to understand, see and follow the evolution of their capital.

Innovation

We use blockchain technology not to complicate, but to simplify and build trust.

Requalification

We regenerate properties and territories, transforming them into assets that produce real, lasting and sustainable value.

Accessibility

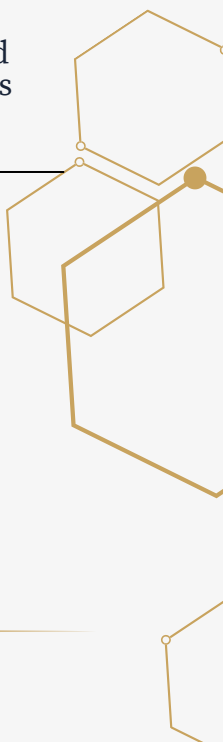
We eliminate barriers to entry into the real estate market, making it possible to participate without large amounts of capital or bureaucracy.

Stability

We operate with tangible assets, reducing the volatility and uncertainties typical of other markets, thanks to the stability of our know-how.

Responsibility

We manage resources and projects with sound criteria, creating benefits for both participants and the territories involved.



1.3 THE PROPERTY

RESIDENCIA TEJINA

Key property details

Name	Residencia Tejina
Location	<u>Calle Nicaragua nº 9, 38685,</u> <u>Tejina de Isora, Guía de Isora,</u> <u>Santa Cruz de Tenerife</u> <u>(Canary Islands, Spain)</u>
Ownership (100%)	<u>DOC ENERGY SKILL, S.L</u> Calle El Peralillo nº 3, Apt. 34 38660 Costa Adeje. Tax ID B75338533, Commercial Registry of Tenerife, Sheet TF-73233, IRUS 1000434604143
Commercial Registry	Tenerife Commercial Registry Sheet TF-73233, IRUS 1000434604143
Land Registry	Guía de Isora

Registration and intended use

- **Basement** – Residential unit (CRU 38015000856451)
- **Ground floor** – Commercial unit (CRU 38015000856468)
- **First floor** – Residential unit (CRU 38015000856475)
- **Second floor** – Residential unit (CRU 38015000856482)



2. MARKET ANALYSIS

2.1 TARGET MARKET

A significant portion of Europe's existing building stock currently exhibits levels of technical obsolescence, energy inefficiency, and quality standards that are not fully aligned with current demand.

For this reason, the market is seeing a growing focus on strategies based on the redevelopment and enhancement of existing assets.

In the real estate sector, the competitiveness of properties depends increasingly on product quality, operational efficiency, and the ability to meet customers' expectations and actual needs.

Outdated, technically obsolete assets tend to incur higher operating costs and perform worse than renovated properties.

Within this context, the Canary Islands represent a market of particular interest thanks to the combination of international tourist flows, year-round operations, and a diverse real estate portfolio — part of which was developed in previous cycles and is now undergoing gradual modernization.

Tenerife, in particular, stands out for its strong tourism demand and the presence of small- and medium-sized properties that can benefit from redevelopment projects aimed at improving profitability and value over time.

The Doc Energy Skill project, starting with Residencia Tejina, enters this target market through the redevelopment of a residential property intended for value enhancement.



2.2 TRENDS AND GROWTH

- **Increased demand for renovated and energy-efficient properties.**

The European Commission's Renovation Wave initiative plans to renovate 35 million buildings by 2030, doubling the current pace of interventions to reduce energy consumption and emissions.

[https://energy.ec.europa.eu/topics/energy-efficiency/energy-performance-buildings/renovation-wave_en]

- **Canary Islands are growing at a rate higher than the Spanish and European average.**

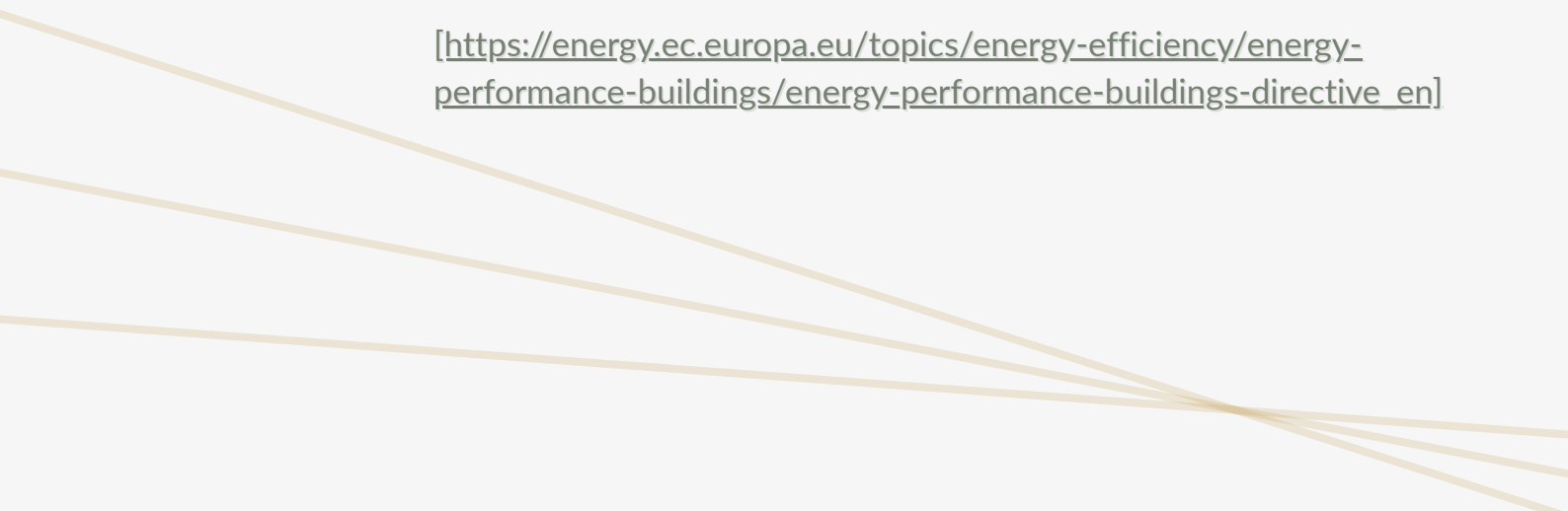
According to BBVA Research's Canary Islands Economic Outlook 2025 report, in 2024 the Canary Islands recorded GDP growth of 3.7%, well above the Eurozone, where GDP increased by only 0.7% during the same period.

[<https://www.bbvaresearch.com/en/publicaciones/spain-canary-islands-economic-outlook-2025/>]

- **Energy requalification opportunities in Europe thanks to European regulations**

The demand for buildings with energy efficiency interventions is growing, driven by greater environmental awareness and stricter European regulations, such as EPBD (EU 2024/1275).

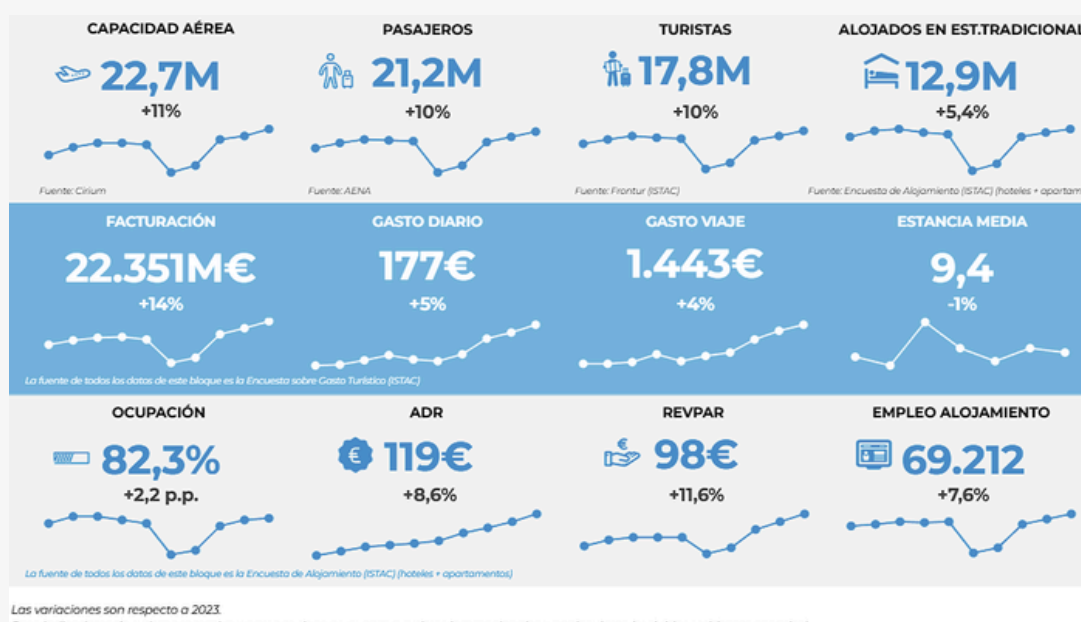
[https://energy.ec.europa.eu/topics/energy-efficiency/energy-performance-buildings/energy-performance-buildings-directive_en]



• Tourism as a pillar of the Canary Islands economy

In 2024:

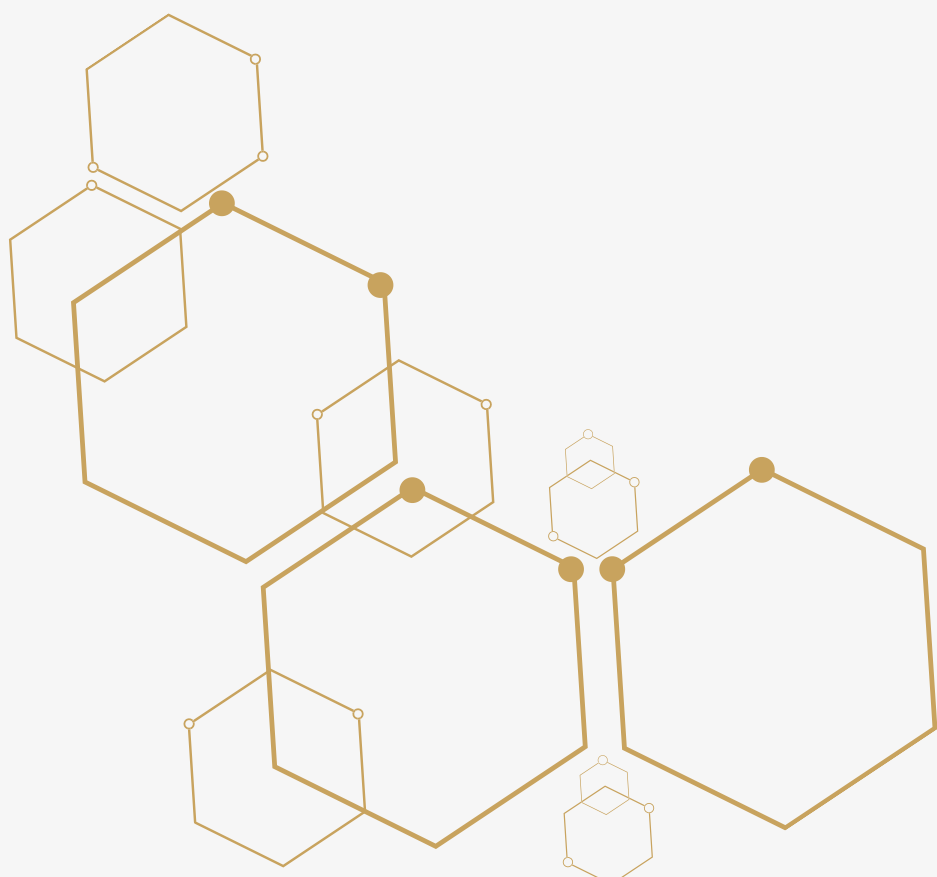
- **17.7 million tourists in the Canary Islands**
- Tourists in Tenerife 7.24 million
- Total tourist spending €22.35 billion
- Average Stay 9.37 nights
- Average occupancy ~75%-85%
- Main source markets 🇬🇧 34.6%, 🇩🇪 16.4%, 🇪🇸 11.2%, 🇮🇹 4.5%
- Reason for travel 83.9% vacation / 8.3% visit to relatives&friends / 4.2% work



(full sources in bibliography)



3. TECHNICAL DETAILS



3.1 LOCATION

The project involves the complete renovation and comprehensive revaluation of a 450 m² building located in Tejina de Isora (Tenerife), structured on four levels and comprising:

- 2 apartments intended for medium and long term rental
- 1 apartment for personal use
- 1 commercial premises to convert in apartment



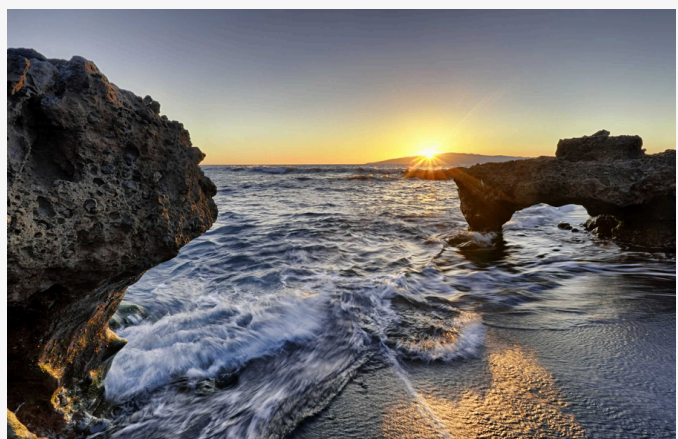
The small mountain village belongs to the municipality of Guía de Isora and is located on the southwest coast of the island of Tenerife.

Tejina de Isora is located between the ravines of Tejina and La Ermita, about 620 meters above sea level, at the foot of the Montaña Tejina natural monument.

Its origins date back to the 16th century, as evidenced by the Tejina Chapel, located on the loma hill of the Panchos.



Collina dei Panchos
Tejina de Isora



La Jaquita Beach, Alcalá
10 km da Tejina

Tejina de Isora is surrounded by agricultural areas, and visitors have the privilege, thanks to its strong link with agriculture, of admiring a unique landscape: the hamlet of Las Fuentes, considered in the past "the granary of Isora".



The town is home to one of the most important agricultural associations in the municipality, founded in 1964, dedicated to the production of the main agricultural products of the area.

The area is very close to the main tourist destinations in the south of the island —Costa Adeje, Playa de las Américas and Los Cristianos—, but also to picturesque towns on the west coast, such as Playa San Juan, Alcalá, Los Gigantes and Callao Salvaje, ideal destinations for those seeking authenticity, panoramic views and tranquility.

The distance to Tenerife South Airport (Reina Sofía) is only 25 minutes.



3.2 REAL ESTATE INTERVENTION

The Residencia Tejina project envisions the complete building's rehabilitation & energy retrofit.

The interventions include:

- Energy and facility efficiency
- Comprehensive renovation of interior spaces
- Optimization of distribution and functionality
- Regulatory compliance and certifications
- Preparation for rental and furnishing



The intervention is distinguished by a modern and refined interior design project, conceived to maximize environmental comfort, luminosity and perceived value.

Residencia Tejina combines the linearity of Nordic design with Mediterranean accents, creating spaces that convey calm, harmony, and visual continuity. The result is an environment with a strong yet understated identity, designed for an international clientele.



Comfort and furniture philosophy

The color palette is developed in warm and neutral tones —beige, sand, taupe and pearl gray— that enhance the natural light and amplify the feeling of spaciousness.

Marble and natural stone surfaces characterize the kitchens and bathrooms, with irregular veining that adds materiality and authenticity.

Wall coverings and textiles (light curtains, matte finishes and soft textures) create a balance between brightness and depth, reinforcing the visual continuity between spaces.



Daytime area

The living area integrates the kitchen and living room into a single, harmonious space, where the central island made of natural stone becomes the social heart of the home.

The sand-colored leather sofas, marble surfaces, and sculptural lighting create a balance between elegance and functionality, enhanced by natural light and panoramic views.

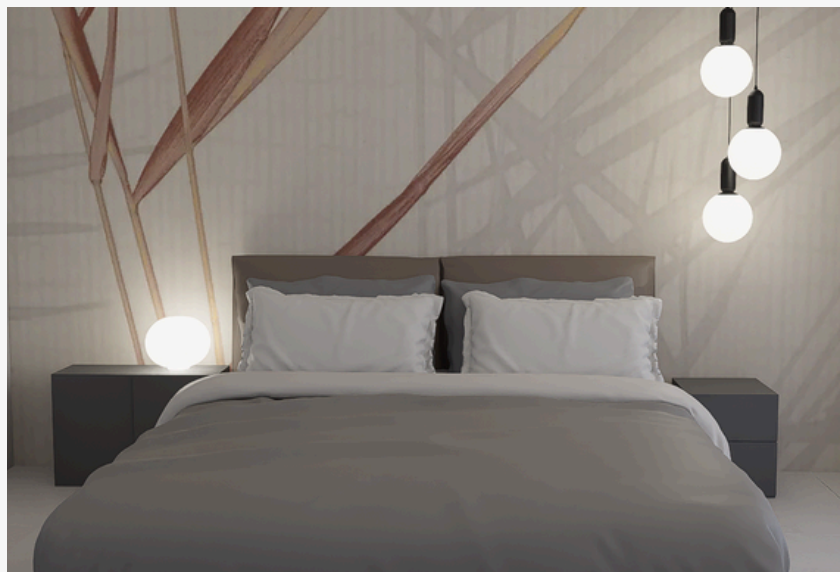




Night zone

The sleeping area maintains aesthetic coherence, with warm tones, walls with natural motifs and soft furniture that convey comfort and intimacy.

The minimalist and contemporary design, enhanced with suspended lamps and high-quality materials, fosters an atmosphere of well-being and serenity.



Bathrooms

The bathrooms, finished in stone with integrated sinks and satin-finished steel accessories, complete the project with a simple and refined style, guaranteeing comfort and aesthetic continuity in every detail.



3.3 FINANCIAL AND TECHNOLOGICAL STRUCTURE

Property acquired entirely by DOC ENERGY SKILL SL, which will manage its overall rehabilitation.

- Profit sharing through smart contracts on the BASE blockchain.
- Private web platform provided by Brickken Solutions S.L.



3.4 ECONOMIC PROJECTIONS

- Total expenses € 1.138.400
- Total revenue estimate To be calculated based on valuation or return scenarios
- Estimated total rate of return (over the entire period) ~ 15-25% of operation
- Expected Smart Contract Duration ~ 5 years



3.5 EXIT STRATEGY

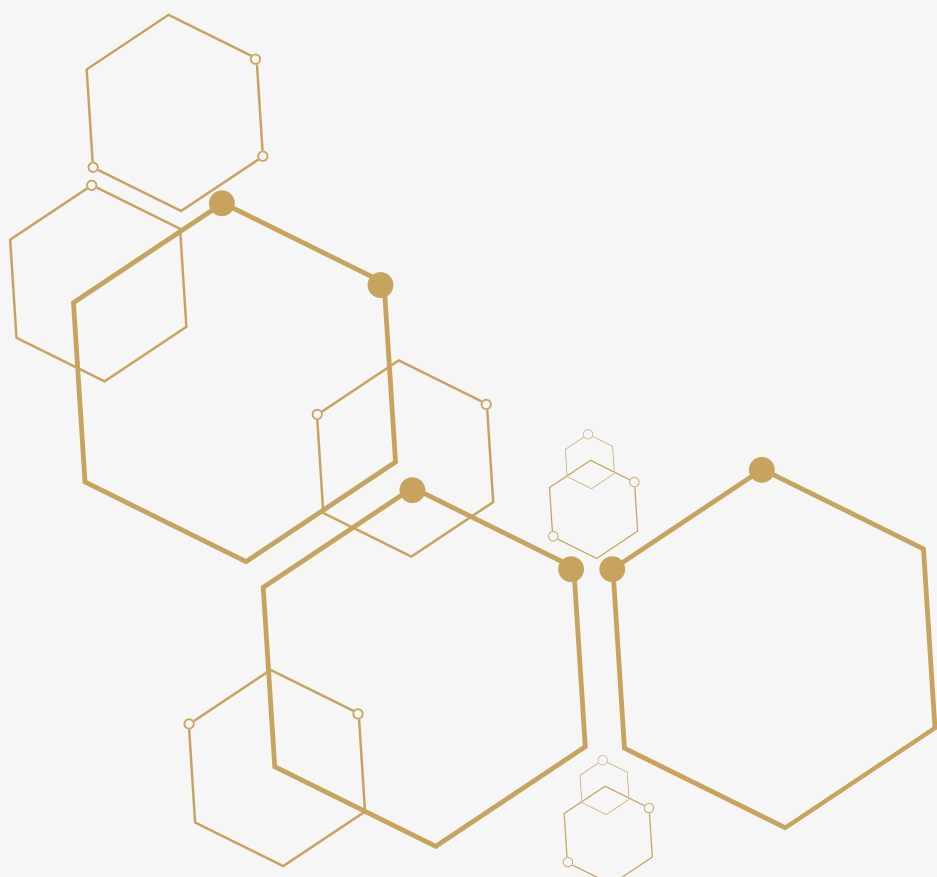
- Estimated acquisition, rehabilitation, rental management and final sale cycle between 5 years.
- Periodic distribution of profits, derived from the benefits generated by the rentals and sale of the apartments





4.

BUSINESS MODEL AND USE OF FUNDS



4.1 BUSINESS MODEL

The business model consists of the following phases:

- **Property selection and due diligence: technical and economic analysis, refurbishment estimation**
- **Acquisition and registration of the property**
- **Structuring of a private tokenized operation based on revenue sharing**
- **Design and execution of full refurbishment (systems, building envelope, home automation, interior design)**
- **If appropriate, rental income generation and operational management**
- **Final sale and distribution of rental revenues and/or capital gain**

Revenue streams

- Rental of the apartments after the completion of the renovation works
- (and/or) Final sale of the renovated apartments at the end of the contract

Cost structure

Initial expenses

- Purchase of the property
- Property taxes
- Legal advice
- Tokenization process configuration
- Design and planning of interventions

Annual fixed expenses

- Taxes
- Insurance
- Maintenance
- Technological infrastructure
- Rental and supply management



4.2 USE OF FUNDS

- Renovation and adaptation costs for the facilities
- Technical and legal configuration
- Annual management costs
- Planned interventions and expenditure items
 - Structural renovation and technical installation
 - Improvement of the load-bearing structure
 - Upgrading of electrical, hydraulic, and thermal installations to achieve energy efficiency
 - Preparation for home automation systems (automated space management)
 - Mid-to-high-end finishes and furnishings to optimize perceived value
 - Renovation of floors, wall coverings, and bathrooms
- Adaptation for immediate rental
 - Certifications (energy, urban planning, safety)
 - Legal structuring
 - Additional facilities and equipment for immediate start of rental activity
 - Marketing and communication

This structure guarantees an efficient and proactive use of resources, with the objective of:

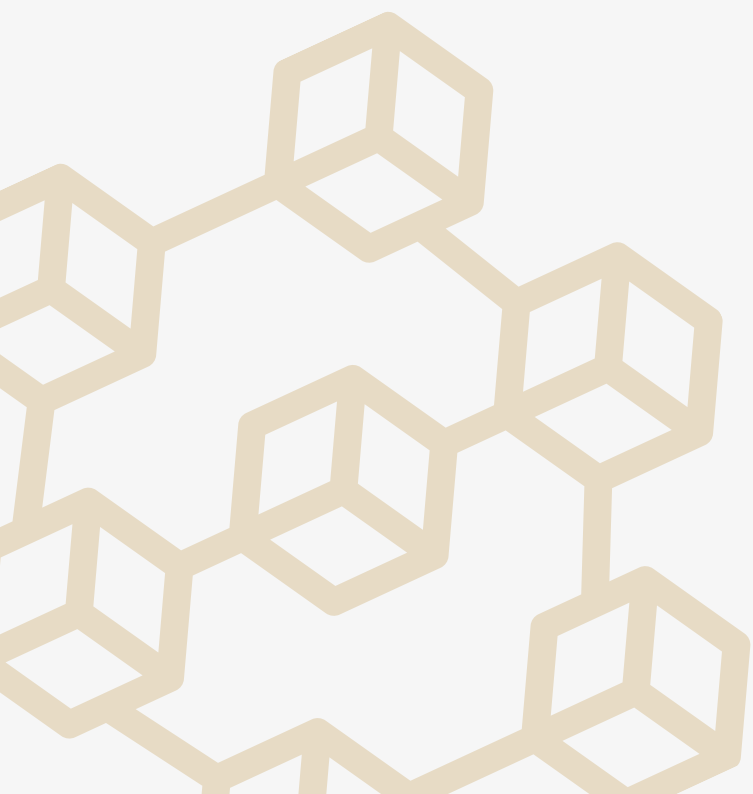
- Create a property ready for immediate use
- Having a cost-effective solution from the start
- Increase equity value through design, efficiency, and operational strategy

The funds raised are therefore allocated to the rehabilitation and revaluation of the building, with the purpose of generating rental income and obtaining profits from real estate appreciation.





5. TOKENOMICS



5.1 IDENTITY AND NATURE

Nome	Residencia Tejina
Ticker	TEJ
Subscription currency	Euros (€) automatically converted into EURC (Euro Stablecoin)
Valore nominale unitario	€ 100 = 1 TEJ
Emissione massima	6 000 TEJ

5.2 ISSUANCE AND DISTRIBUTION

Issuance method	<i>Progressive (on-demand), based on actual subscriptions, up to the target</i>
Traceability of operations	Automatic on-chain registration on the BASE blockchain

5.3 OPERATING CHARACTERISTICS

Reserved area	Summary of tokens owned, value, transaction history, profits, distributions, and legal documents
Accounting information	Quarterly on-chain reporting
Official communications	Updates and periodic reports published on the platform and sent by email



6.

LEGAL AND JURISDICTIONAL SECTION

I. Legal nature and non-classification as a financial instrument

The contractual model used, joint venture accounts, is regulated in Articles 239 to 243 of the Spanish Commercial Code. It is a commercial collaboration agreement whereby a participant contributes funds to a manager (the promoting company) to participate in the results of one or more specific operations. This type of agreement does not confer shareholder rights, nor political or economic rights equivalent to those of a shareholder or financial investor, and does not create an entity with its own legal personality.

This contract is not freely transferable, nor is it negotiable on organized markets or multilateral trading facilities and does not meet the requirements of article 2.1 of Law 6/2023, of March 17, on Securities Markets and Investment Services (hereinafter, "LMVSI") - to be considered a financial instrument or negotiable security.

Consequently, the marketing of this contract does not constitute a public offering of securities within the meaning of Article 35 LMVSI, as it does not involve the issuance, admission to trading or raising of savings from the public through financial instruments.

The operation, therefore, falls outside the scope of the securities market regulations and does not require an information prospectus approved by the CNMV (National Securities Market Commission).

II. Risks and lack of financial supervision

The main risks associated with the operation are the following:

- *Economic and business risk: The participant's returns depend exclusively on the financial outcome of the transaction covered by the joint venture account. If the transaction generates losses, the participant may not recover their contribution in full or in part.*
- *Illiquidity risk: The participant's position is not freely transferable or negotiable on organized markets.*
- *Counterparty risk: The participant entrusts the management of the transaction to the manager. Any breach of contract or mismanagement could adversely affect the results.*
- *Technological Risk: If blockchain technology is used for representation and record-keeping, there may be risks related to the technological infrastructure, loss of private keys, or errors in smart contracts. Please refer to the platform's Terms and Conditions for complete information.*
- *Legal risk: Although the contract is governed by the Commercial Code and its legal classification does not change simply because it is represented by systems based on blockchain technology, the interpretation of this regulatory legal issue is not settled, it changes according to the different jurisdictions and there are no official pronouncements on the matter.*

III. Legal Conclusion

- *The joint venture agreement is a valid and effective commercial contract, based on the autonomy of the will (art. 1255 Spanish Civil Code) and the freedom of form (art. 1278 Spanish Civil Code).*
- *Its digital formalization, after electronic acceptance and identity verification (KYC), constitutes sufficient proof of consent.*
- *It does not constitute a negotiable security or a financial instrument, and therefore its marketing does not equate to a public offering of securities nor does it require an information prospectus or registration with any Financial Authority.*
- *Participants are required to be fully aware of the economic, technological, and legal risks and of the fact that no form of coverage or guarantee from regulatory bodies or third-party guarantors is foreseen.*

7.

TEAM AND PARTNERS



7.1 SUPPORT ECOSYSTEM

The project is developed within a collaborative ecosystem that combines:

- Local and international professional expertise
- Proven experience in real estate value enhancement
- In-depth knowledge of the real estate market and the construction and systems sector



7.2 CORE TEAM

Doc Energy Skill and local partners

- The team has acquired specific skills in comprehensive rehabilitation of residential buildings between 2020 and 2025, completing more than 100 projects and installing more than 100 photovoltaic systems and energy efficiency technologies.
- Furthermore, we are building an ecosystem of partnerships in the Canary Islands with local technicians, managers, and companies capable of operating with:
 - Direct and transparent management, rooted in the Canary Islands context
 - Optimal management of bureaucratic and urban planning procedures
 - Technological infrastructure for shared accounting and profit distribution

7.3 STRATEGIC PARTNERS

Legal, technological and financial support

- **Brickken Solutions S.L.**

The technology used is provided by Brickken, a Spanish company specializing in asset tokenization. The company also provided us with a dedicated legal partner to help structure the tokenized participation.

- **Montagner Energia Srl**

Controlling company of DOC ENERGY SKILL SL, specializing in the design, management and execution of energy rehabilitation works, renovations and adaptation of buildings, facilities and structures in both the residential and industrial sectors.

- **Other financial and institutional partners (in onboarding)**

The project envisions the progressive incorporation of institutional participants, advisors, and regulated entities, with the aim of strengthening the network of trust and supporting the expansion of the ecosystem.

8. CONCLUSIONS



8.1 KEY PROJECT POINTS

- Residencia Tejina - TEJ is the Doc Energy Skill SL's first tokenized project, with specific accountability criteria and direct participation in the economic results.
- This is a true real estate project, located in a stable and growing territory, that combines the strength of the construction sector with the security of the digital environment.
- Clear participation model that involves KYC process, purchase, participation and exit.

8.2 STRATEGIC CONCLUSION

We live in a time when the real estate sector is embracing innovation, and where only those who know how to manage complexity can generate real value.

The Tejina Residence project was born with the purpose of restoring order and accessibility to a sector often perceived as opaque, slow and unattainable.

Through the fusion of energy engineering, asset strategy and digital technologies, we transform real buildings into assets that can be revalued, in which it is possible to participate in a real real estate project.



9. REFERENCES, DATA AND BIBLIOGRAPHY

DISCLAIMER

The real estate information below comes from official Spanish public records (Registro Mercantil and Registro de la Propiedad).

This data is accessible for consultation in accordance with current legislation on real estate and corporate advertising in Spain.

The company information comes from public records accessible in the Mercantile Registry of Tenerife.

The sources are verified.

9.1 Public information about the property and ownership

Property (Tejina Residence)

- Location (public data): Calle Nicaragua nº 9, 38685, Tejina de Isora, Guía de Isora, Santa Cruz de Tenerife (Canary Islands, Spain)
- Property: DOC ENERGY SKILL, S.L - Calle El Peralillo nº 3, Apt. 34 – 38660 Costa Adeje – CIF: B75338533 (Publicly registered data)

Official records

- Tenerife Commercial Registry - Sheet TF-73233 – IRUS 1000434604143
- Property Registry – Guía de Isora

Destination and use (according to public cadastral records)

- Basement – Housing (CRU 38015000856451)
- Ground floor – Commercial premises (CRU 38015000856468)
- First floor – Housing (CRU 38015000856475)
- Second floor – Housing (CRU 38015000856482)

9.2 Details of the promoting company

- **DOC ENERGY SKILL, S.L** - Spanish company incorporated in Tenerife in 2024
- **CIF:** B75338533
- **Registered office:** Calle El Peralillo nº 3, Apt. 34, 38660 Costa Adeje
- **Declared activity:** purchase, sale, rehabilitation and management of residential, commercial and tourist properties, integrating advanced technological solutions and renewable energies.
- **Parent company:** Montagner Energia SRL (Italy)

9.3 Sources ([link](#))

- Canary Islands Institute of Statistics (ISTAC) – Survey on Tourist Expenditure 2024
<https://www.gobiernodecanarias.org/istac/estadisticas/sectorservicios/hosteleriayturismo/demanda/C00028A.html%20Gobierno%20de%20Canarias+1>
- ISTAC – News: The Canary Islands close 2024 with an increase in the number of tourists
<https://www.gobiernodecanarias.org/istac/.content/noticias/estadistica-movimientos-turisticos-fronteras-canarias-frontur-noticia-2024-diciembre.html%20Gobierno%20de%20Canarias>
- Exceltur – Outlook Report No. 91 / Balance-2024 and forecasts-2025
<https://www.exceltur.org/wp-content/uploads/2025/01/EXCELTUR-Informe-Perspectivas-N91-Balance-del-ano-2024-y-previsiones-para-2025.pdf>
- ISTAC – Report “Profile of the tourist visiting the Canary Islands – 2024”
https://investigacion.turismodeislascanarias.com/sites/default/files/2025-05/Perfil%20del%20turista%20Canarias%202024_2.pdf
- Territorial profile – Guía de Isora (Tenerife) - Official information about the municipality to which Tejina de Isora belongs, including geographical characteristics, altitude, local economy and heritage.
<https://www.webtenerife.co.uk/tenerife/the-island/municipalities/guia-isora/>



DOC ENERGY

