



“RESIDENCIA TEJINA”

**Tokenized Real Estate
Asset Transformation
in Tenerife, Canary Islands**

Actual non-operational **residential building's deep renovation** and **high-value repositioning** through **energy efficiency** and **digital innovation**.

POWERED BY DOC ENERGY SKILL S.L.

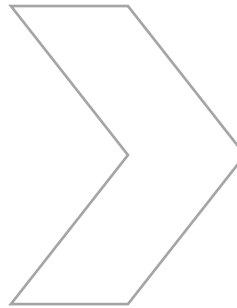
Market Problem

In Tenerife & Canary Islands, there's a strong Real Estate Demand, but unfortunately building stock cannot convert it into value easily.



The Structural Issue

- High demand for **tourist & residential accommodation**
- **Obsolete building stock** (pre-2000 assets, low energy performance)
- **Misalignment** between **market expectations** and **asset quality**: there's a lack of deep retrofit renovations



Economic Consequences

- Higher **operating costs** and **lower net margins**
- Low **achievable rents** and **occupancy rate**
- Progressive **loss of liquidity** and **exit value** of assets

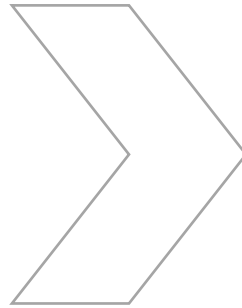
KEY INSIGHT:

Upgrading buildings to Modern Efficiency and Comfort Standards unlocks **pricing power, occupancy** and **exit value**.

Industrial Solution

The solution is to work on Under-performing asset renovation in high-demand locations, managing the full Value Creation Cycle.

- **Understanding the building**, along with defining scenarios, expected outcomes, investment, financing and incentives, allows to create a **customized solution for each specific building**.
- **Coordinated management** of design, professionals, contractors, and inspections **minimizes inconsistencies and changes** along the way.
- Lower energy consumption, greater **comfort**, more **efficient systems**, and **improved building quality** help **reduce operating costs and sustain property value over time**.



- Renovate **under-performing buildings** into **high-efficiency value-added systems**, upgrading energy & performance
- **Work to convert existing demand into pricing power, occupancy and liquidity.**
- Unlock **higher real estate prices**, increasing the **value** and **capital appeal** of the building.

The Method

The **Doc Energy Method** integrates **Energy Audits, Comparison of Intervention Scenarios, Building and System Design, Economic and Financial Assessment, Incentives, Implementation** and **Final Verification** into a **single integrated investment process**.

Unlike the standard renovation process — which remains fragmented and technology-driven — **the approach starts with real data on the property's current condition and develops a plan** by combining factors such as the building's performance, living comfort, cost-benefit analysis, investment, project feasibility, and property value:

The process starts with a **technical and energy diagnosis** of the existing asset, followed by the **comparison of different transformation scenarios**.

The **selected strategy** is then **developed through integrated building and systems design, economic and financial assessment, and evaluation of available incentives**.

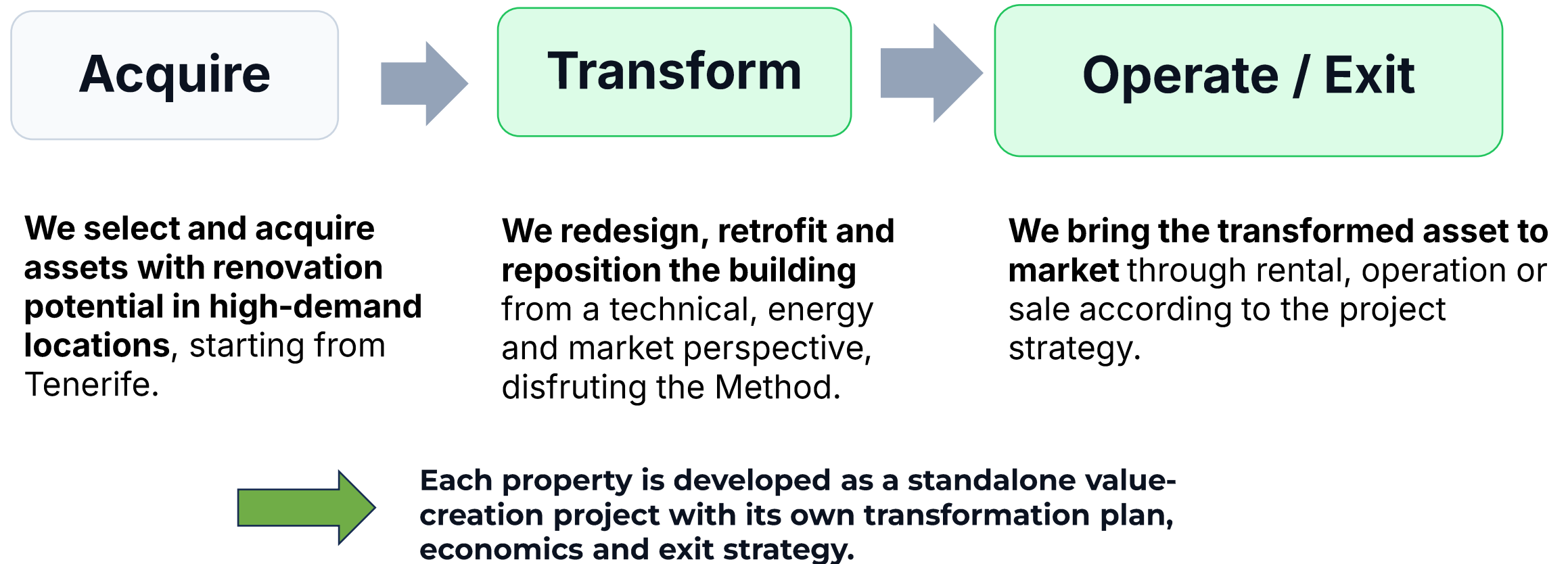
Once feasibility is confirmed, Doc Energy Skill coordinates implementation and concludes the process with commissioning, performance verification and final control.



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The Business Model

We apply the Method acquiring selected under-performing real estate assets and transforming them into higher-value, market-ready properties.



Value Creation

Upgrading the technical performance of the building is often the first step to unlocking operational and economic value.



- NZEB-level energy performance
- Modern building systems & automation
- Regulatory compliance and technical upgrading
- Improved guest comfort and building performance
- Modern interior design and ready-to-rent configuration
- Alignment with current hospitality market expectations
- Lower operating and energy costs
- Improved maintenance efficiency
- Higher operating margins
- Higher asset attractiveness for buyers
- Improved building liquidity
- Stronger capitalisation of NOI

Asset Pipeline

From the Doc Energy Method to individual real estate projects

We apply the same transformation approach to selected real estate assets, developing each property as a standalone project with its own renovation strategy, economics and value-realization plan.

Each project is developed independently. When opened to external participation, capital is linked to that specific real estate project and its economic results.

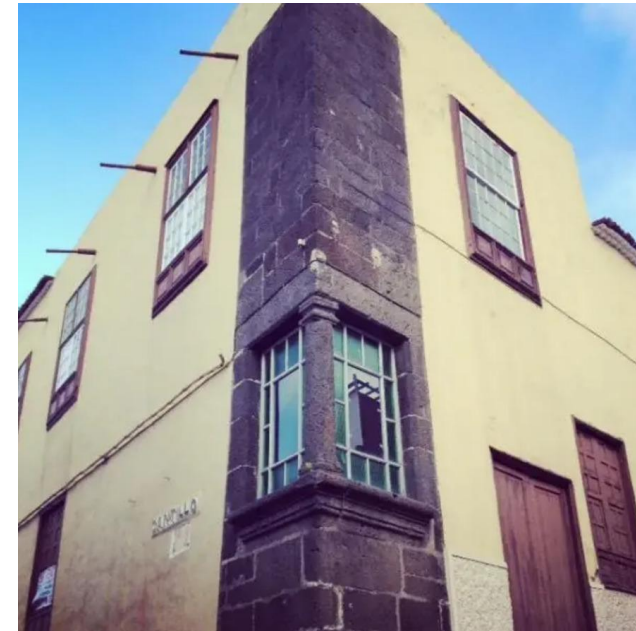
Residencia Tejina

value-add retrofit + rent + sale



Casa Pierres La Orotava

value-add retrofit + productive revenue



Residencia Tejina

value-add retrofit + rent + sale

Key property details

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

We are applying Doc Energy Method to transform an existing non-operational building into four upgraded, efficient and market-ready residential units.

Project Overview:

- 450 m² building on the south-west Tenerife's coast
- 4 apartments on 4 floors
- *Interventions:*
 - Structural refurbishment and building envelope improvement
 - Full upgrade of mechanical, electrical and plumbing systems
 - Home Automation & Smart Building systems

Renovation Snapshot:

- Energy performance upgrade towards Zero Energy Building standards
- Complete refurbishment of interior spaces and layouts
- Italian interior design and fully furnished **ready-to-rent** units
- Full **regulatory alignment**, certifications and compliance

Project / Asset

Residencia Tejina – Asset Render Gallery



Participation

Residencia Tejina is structured as a project-specific participation opportunity linked exclusively to the economic results of this real estate transformation.



Maximum Capital Raise	€ 600.000
Token Ticker	<u>TEJ</u>
Token Value	1 TEJ = €100
Subscription Currency	Euros (€)
Minimum Investment	€1,000
Expected Smart Contract Duration	~ 5 years



We structure project-linked Revenue Share Joint Ventures using **blockchain** as **operational infrastructure** to **record** investor **participation**, integrate contractual agreements, manage **dedicated project accounting** and **distribute revenues**

Legal Structure

- **Cuentas en Participación**, regulated in Articles 239 to 243 of the **Spanish Commercial Code**.
- **Commercial collaboration private agreement** whereby a **participant** contributes **funds to a manager** (the promoting company) **to participate in the results of one or more specific operations**.
- **This 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**.
- The 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).

Contact

Are you ready to explore Residencia Tejina?

Review the project, understand how the transformation is structured and evaluate the participation opportunity on its own merits.



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1 Request access

Receive the complete documentation on Residencia Tejina, the transformation plan and the participation structure.

2 Introduction call

Walk through the asset, the Doc Energy value-creation strategy, project economics, contractual structure and key conditions.

3 Project onboarding

If the project fits your criteria, complete the required documentation and onboarding process.

Contact us

info@docenergy.eu