

# PREFERRED SHARES TERM SHEET



Convo Greece SA., (the **Company**), is a Societe Anonym registered in Athens, Greece registered with the General Business Register with GEMI Reg. 164737601000 and under number H.B.R. 174963836 situated at Allipedou 4, Piraeus.

Convo Greece SA. is seeking to raise €500,000 in a Preferred Shares issue to finance the renovation and launch of its 3-star Hotel, Convo Hotel Piraeus, Greece.

The Transaction	The subscription in Preferred Shares €/500,000/ by September 2024 (Five hundred thousand Euros) (the “Preferred Shares Issue”)
Issuer	Convo Greece SA., (the Company), is a Societe Anonym registered in Athens, Greece registered with the General Business Register with GEMI Reg. 164737601000 and under number “H.B.R. 174963836 situated at Allipedou 4, Piraeus.
Target Invested Amount	€/500,000/ (Five hundred thousand Euros) representing the full subscription of the Preferred Shares Issue.
Currency	Euros
Investment Tenure	3 Years At maturity the principal shall be reimbursed
Minimum Ticket	€250 (Two Hundred and Fifty Euros)
Coupon	10% per annum paid semi-annually
Revenue Share	1% of the Net monthly Revenues from Convo Piraeus Hotel will be distributed on a monthly basis and paid every 6 months for the entire holders of the €500,000 issue. The above Revenue share will be adjusted on a pro-rata basis in case, the amount raised is less than the Target Invested Amount. i.e. in case of €400,000 raised the Revenue share will be $1\% \times \frac{4}{5} = 0.8\%$ See Appendix A for an example of the Calculation.
Closing Date	The closing date of the Transaction shall occur once the Subscription amount is raised in full and is expected to occur on or before September 30, 2024.
Use of Proceeds	The Subscription Amount shall be used by the Company to Complete the renovation of Piraeus project.
Chairman	The Chairman of the Company is Mr. Manuel Karkour and has the broadest authorities needed in managing the affairs of the Company.

<p>Representations and Warranties:</p>	<p>The Company hereby irrevocably and unconditionally represents and warrants that as at the date of this Term Sheet:</p> <ul style="list-style-type: none"> <li>• The information contained herein or supplied to the Investor is true, complete and accurate in all material respects and is not misleading (whether by omission or otherwise), and</li> <li>• There is no option, right to acquire, mortgage, charge, pledge, lien or other form of security or encumbrance affecting the whole or any part of the Shares.</li> </ul> <p>The Investors (i) represent that they understand that the investment made pursuant to this Term Sheet involves a significant degree of risk and (ii) declare that they have evaluated the risks and made an informed investment decision and is able to bear the economic risk inherent in the investment. The Investors have consulted their own financial tax, legal, and other professional advisors regarding the suitability of this investment.</p>
<p>Confidentiality Agreement</p>	<p>The information contained in this Term Sheet (the “Term Sheet”) is confidential and proprietary information. The Investors may not disclose the contents of this Term Sheet to any third party without the prior consent of the Company acting through its Director, other than to management and advisors on a need-to-know basis and on a confidential basis.</p>
<p>Hotel Brand</p>	<p>The Convo</p>
<p>Governing Law</p>	<p>This Term Sheet shall be governed by the Greek Law.</p>
<p>Bank details</p>	<p>Bank: Piraeus Bank  Account: CONVO GREECE SA  IBAN: GR97 0171 0130 0060 1316 2997 200  BIC/SWIFT: PIRBGRAA  Address: Allipedou 4, Piraeus, Greece</p>

Duly authorized for and on behalf of the investor:

Investor Name

\_\_\_\_\_

Subscription Amount (in numbers and in words)

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

\_\_\_\_\_

## APPENDIX A: Illustrative example for calculation of Monthly Return on Piraeus Revenues

Your Subscription: € 10,000

Total Raised Amount: € 400,000

Net Monthly Revenues (for example August) of Piraeus: € 100,000

### Adjust the Revenue Share

Since the raised amount is less than the target, we need to adjust the revenue share proportionally as following:

$$\text{Adjusted Revenue Share} = 1\% \times \frac{\text{Raised Amount}}{\text{Target Amount}} = 1\% \times \frac{€ 400,000}{€ 500,000} = 0.8\%$$

Hence the Revenue Share = € 100,000 x 0.8% = € 800.

### Calculate Your Pro-Rata Share

Your subscription is € 10,000 out of the total € 400,000 raised.

$$\text{Your Share} = \frac{\text{Your Subscription}}{\text{Total Raised Amount}} = \frac{€ 10,000}{€ 400,000} = 2.5\%$$

Hence the Revenue Share = € 800 x 2.5% = € 20.

These will be credited to your account within 60 days from the end of August.