

Investor Journey & Risk-Protected Partnership

At ROILITY, we understand that high-net-worth investors seek more than just returns: they seek strategic alignment, legal security, and operational transparency. Our platform is designed to meet these standards.

1. Define Your Strategy

We begin by identifying the investment model that suits your objectives:

- **Flipping** – Renovation and resale of undervalued assets for short-term profit.
 - **Development** – Acquisition of land, concept design, permits, construction, and sale.
 - **Rental Income** – Purchase or long-term lease of property for income generation.
 - **Hybrid Approach** – A tailored mix based on timing, liquidity preference, and ROI appetite.
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2. Legal Framework & Investment Agreement

We formalize the investment structure to ensure security and clarity:

- **Private Investment Agreement** – Covers responsibilities, timelines, use of funds, and exit rights.
 - **SPV Creation (S.L.)** – A project-specific legal entity isolates risk and simplifies ownership.
 - **Management Agreement** – Outlines the scope of ROILITY's project control and investor oversight.
 - **Optional Board Seat or Veto Rights** – For active investors.
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3. Due Diligence & Asset Selection

We carry out legal, financial, and architectural due diligence:

- Full review of property documentation, licenses, ownership chain, and urban plans.
 - Preliminary design and ROI projections.
 - Investor reviews and approves the selected asset.
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4. Capitalization & Safeguards

Capital is deployed in stages based on risk-mitigated protocols:

- **Escrow mechanisms or milestone-based payments.**
 - **Insurance coverage** for construction, civil liability, and force majeure.
 - **Controlled budget approval** – Investor or proxy has access to monthly reporting.
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5. Execution & Oversight

Project execution follows pre-agreed timelines:

- Construction, renovation, furnishing and staging.
 - Periodic updates via investor dashboard.
 - ROILITY acts as project manager and compliance officer.
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6. Exit & Profit Distribution

Your exit is planned in advance, with multiple options:

- **Asset Sale** – The SPV sells the property on the open market.
- **Investor Buyout** – By ROILITY or third party (subject to agreement).
- **Share Transfer** – Investor sells their share in the SPV.

Profit is distributed in accordance with the agreed model:

- **Equity Share** (e.g. 90/10 split)
 - **Profit Sharing** (e.g. 70/30 split on net gain)
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7. Tax & Regulatory Considerations

We offer advisory and structuring assistance:

- VAT or ITP applicable at acquisition.
- Capital gains tax for non-residents (currently 19–26%).
- Deductibility of costs through SPV.
- Possibility of reinvestment structures or holding models.

All legal, tax, and structural decisions can be optimized in collaboration with your advisors.

8. Digital & Optional Enhancements

For added transparency and scale:

- **Blockchain-based SPV ownership log**
- **Smart Contract execution of key milestones**
- **Tokenization options** for fractional or global co-investment

Let's Design Your Investment Framework

Every investor is different. We invite you to a direct dialogue to shape your entry and structure a model that fits your expectations – with risk managed, exit pathways mapped, and capital growth at the core.

ROI LITY*estate*. Invest in improvement.