



Milan, 23/11/2021

ATTACHMENT

## KEY INFORMATION ABOUT THE INVESTMENT

SUPERBONUS 110% - LIGHTNESS PROJECT - R2M ENERGY SRL



## PART A: Information on the project owner and the crowdfunding project

### a) Identity, legal status ownership, management and contact details

PROJECT:	ENERGY EFFICIENCY
PROPOSING COMPANY:	R2M ENERGY SRL
LEGAL STATUS:	Società a responsabilità limitata
HEAD OFFICE:	Via Fratelli Cuzio 42, Pavia (PV), 27100
VAT NUMBER:	02696060181
ADMINISTRATOR:	Thomas Brian Messervey
CONTACTS:	<a href="mailto:amministrazione@r2msolution.com">amministrazione@r2msolution.com</a>

### b) Main activities, products or services offered

R2M Energy Srl is the spin-off of R2M Solution Srl which operates on the Italian market as an Energy Service Company.

The mission of the R2M group is to facilitate the development of technologies, products, services, and to develop accurate and timely business plans, with the aim of sharing on the market the results deriving from European research in the scientific-technological field.

### c) Link to the most recent balance sheet

The most recent balance sheet can be found in the DOCUMENTS section on the campaign presentation page.

### d) Description of the crowdfunding project, including its purpose and main features

R2M Energy Srl is asking for a minimum loan of € 130.000 (with a maximum of € 150.000) to carry out the energy requalification of a condominium in Cagliari. The estimated amount to complete the works is approximately € 917.200.

The proposed project is part of a broader program of the company R2M Energy Srl which, starting from 2020 and with interventions also scheduled for 2022, has carried out various energy upgrading works on buildings using the Ecobonus and Sismabonus 110% incentives.



## PART B: Main features of the crowdfunding process and conditions for borrowing

STARTING DATE OF FUNDRAISING FOR THE PARTNERS OF THE LIGHTNESS PROJECT:	11/23/2021
STARTING DATE OF FUND RAISING FOR ALL INTERESTED PARTIES	11/26/2021
MINIMUM COLLECTION OBJECTIVE (TARGET):	€ 130.000
AMOUNT OF OWN FUNDS COMMITTED TO THE CROWDFUNDING PROJECT BY THE PROJECT OWNER	787.000€
END DATE OF THE CAMPAIGN:	30 days from opening
POSSIBILITY OF EXTENDING THE CAMPAIGN:	Yes

The effectiveness of the Loan Agreement is subject to the occurrence of the following conditions:

- Achievement of the minimum collection objective (Target) indicated in the offer to the public

Failure to meet this condition will lead to the immediate cancellation of the campaign itself, resulting in the non-activation of the Loan Agreements between the Proponent and the Investor and the return of the capital to the Investor.

## PART C: Information on the loan agreement

This is an unsecured Loan Agreement between Investors and Proponent.

RATE OFFERED TO INVESTORS:	5.5% + 0.5% Fast Ticket until 30/11/2021
DEFAULT RATE:	5.00%
DURATION OF THE LOAN:	12 months
MINIMUM INVESTMENT:	300 € (100 € in the first 24 hours)
DEPRECIATION START DATE:	31/12/2021
PAYMENTS:	Bullet with quarterly installments

The amount of any delay for the Proponent for each installment is calculated as follows:

$$Importo\ mora\ [€] = \frac{Quota\ Capitale\ Rata\ Non\ Pagata\ [€] * Giorni\ di\ Ritardo\ [n^{\circ}] * Interesse\ di\ Mora\ [%]}{365}$$

There are no risk mitigation measures, for example through loan guarantees.

Instead, a letter of guarantee is provided by R2M Solution Srl.



## **PART D: Risk Factors**

The risks associated with the project are strictly linked to the Proponent Company R2M Energy Srl, to the Company R2M Solution Srl and to the Project:

- INTERNAL FACTORS
  - o Risk of limited cash capacity: the financial resources available in the Proponent's cash register may not be able to pay the loan installments.
  - o Default risk of R2M Solution Srl

## **PART E: Charges, information and remedies**

- a) **Charges charged to the investor and costs incurred by the investor in connection with the investment**

When opening a Payment Account (wallet), investors are not required to pay any opening fees.

The costs charged to investors are as follows:

<b>WITHDRAWAL ON INTEREST RECEIVED:</b>	<b>3.00%</b>
<b>DEDUCTION ON ANY DEFAULT INTEREST RECEIVED:</b>	<b>10.00%</b>

- b) **Where and how to get free additional information about the crowdfunding project and the project owner**

All information relating to the project is contained in the presentation page on the Ener2Crowd.com website. To get more information you can contact [support@ener2crowd.com](mailto:support@ener2crowd.com) or contact us via one of our social channels (Facebook, LinkedIn, Instagram)

- c) **How and to whom an investor can make a complaint about an investment**

You can make a claim in relation to an investment by writing to [support@ener2crowd.com](mailto:support@ener2crowd.com)



## BULLET REPAYMENT PLAN

The amortization plan provides for the return of the capital only at the last installment.

There are quarterly installments with only the Interest Fee equal to € 2,062.50.

The following repayment plan for R2M Energy Srl is calculated with an interest rate of 5.5% for a total of € 150,000.

RATE			PIANO DI AMMORTAMENTO - BULLET					
PERIODO	N° RATA	DATA	QUOTA CAPITALE	QUOTA INTERESSI	RATA TOTALE*	CAPITALE RESIDUO	CAPITALE RIMBORSATO	INTERESSI CUMULATI LORDI
dic-21	0	31/12/2021	-	-	-	-	-	-
mar-22	1	31/03/2022	0 €	2.062,5 €	2.062,5 €	150.000 €	0 €	2.063 €
giu-22	2	30/06/2022	0 €	2.062,5 €	2.062,5 €	150.000 €	0 €	4.125 €
set-22	3	30/09/2022	0 €	2.062,5 €	2.062,5 €	150.000 €	0 €	6.188 €
dic-22	4	31/12/2022	150.000 €	2.062,5 €	152.062,5 €	0 €	150.000 €	8.250 €