CONFIRMED
By order of the Company's CEO
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Sample investment risk list and descriptions for the BeMyBond platform

Dear Investors,

We would like to draw your attention to the fact that investing involves the risk of losing invested funds, so you must understand that the decision to invest is your responsibility and you must invest responsibly.

The level of risk and the project in which you will invest are chosen individually, so the crowdfunding platform BeMyBond, as a technical intermediary, does not take responsibility for any potential losses you may incur.

Potential investors should familiarize themselves with this risk description and, before making a decision to invest in any securities or loans offered through the BeMyBond platform, should form their own opinion. Additionally, before making an investment decision regarding any securities or loans offered through the BeMyBond platform, each potential investor should consult with their legal advisor, independent financial advisor, and tax advisor regarding legal, financial, business, investment, and tax matters.

Potential investors should individually familiarize themselves with information about: a) legal requirements applicable in their countries regarding the purchase, holding, transfer, redemption, or other disposal of securities offered through the BeMyBond platform and lending to project owners; b) any foreign exchange restrictions applicable to the purchase, holding, transfer, redemption, or other disposal of securities offered through BeMyBond and lending to project owners they may encounter; c) income and other tax consequences that may apply in their countries due to the purchase, holding, transfer, redemption, or other disposal of securities or loans offered through BeMyBond.

Before investing in the crowdfunding platform BeMyBond, prospective investors should assess their investment experience, knowledge, financial capabilities, and familiarize themselves with the potential risks. To this end, prospective non-sophisticated investors who join the BeMyBond platform can find an Investor Questionnaire, which they must complete and assess their knowledge. Non-sophisticated investors are advised to invest no more than 10% of their net worth in crowdfunding projects, as there is a risk of losing funds.

Please note that crowdfunding services are not covered by deposit guarantee or investor compensation schemes.

If you have any questions about risks or preventive measures, please do not hesitate to contact the specialists of the crowdfunding platform BeMyBond by email at info@bemybond.com.

BeMyBond

A. General investment risk

General investment risk. In the short term, the value of investments in real estate, renewable energy, and business projects may fluctuate depending on the overall economic situation, the cost of real estate development, selling prices, the cost of developing renewable energy projects and selling prices of energy resources, fluctuations in supply and demand in relevant markets, and business environment.

B. Risks related to transferable securities (bonds)

Mismatch risk for investor category. Bonds are debt securities that may not be suitable for certain categories of investors. Every potential investor, before acquiring bonds, must familiarize themselves with all the information contained in the key investment information sheet and individually assess the suitability of acquiring bonds for themselves, taking into account their individual circumstances. Prospective investors should not invest in bonds unless they understand the potential risks, have the necessary personal investment experience, or, with the assistance of appropriate investment, financial, legal, and tax advisors, can evaluate the amount they are willing to pay for the bonds, as well as the impact market and economic conditions can have on the value of the bonds and how this would affect the individual investor's situation.

Risk of non-redemption of bonds. The project owner may experience temporary or long-term financial difficulties, become insolvent, file for bankruptcy, undergo restructuring, or have its operations suspended, restricted, or terminated. This may result in the non-payment of accrued interest on bonds to investors or the non-redemption of bonds at the specified time.

Risk of bond illiquidity. Bonds will not be publicly traded on the secondary market, i.e., they will not be listed on NASDAQ Vilnius, First North, or other publicly accessible securities trading systems. As a result, investors who acquire bonds may not have the opportunity to freely transfer the bonds, and if such an opportunity arises, investors may fail to sell the bonds at their desired price. Due to the inability to sell bonds on the secondary market under favorable conditions, investors may not recover their investment until the redemption date and may incur significant losses.

Risk of changes in financial market conditions. Changes in financial market conditions can negatively affect the value of bonds. Consequently, the value and price of issued bonds on the secondary market may also decline, both due to an increase in interest rates and for other reasons. This may also result in significant investor losses.

Inflation risk. In the event of inflation, the depreciation of money may be greater than the yield on bonds, causing investors to fail to achieve the planned return on investment in bonds.

Risk of deteriorating financial condition of the project owner and changes in prospects. Any negative change in the financial condition or prospects of the project owner or its controlled companies may have a significant adverse effect on the liquidity of bonds and may result in a significant decrease in their market price on the secondary market, as well as non-payment of interest and non-redemption of bonds.

Risk of unsecured bond redemption. Bond redemption may not be secured by any means of obligation enforcement (e.g., asset pledge/mortgage, guarantees, sureties, etc.). In the event of the project owner's default on bonds' interest payments or non-redemption of bonds, investors will not be able to avail themselves of any additional obligation enforcement measures. In the event of the project owner's insolvency, its assets will first be allocated to cover the insolvency administrator's expenses. Then, the remaining assets will be allocated to satisfy the claims of creditors whose claims are secured by the project owner's pledge and/or mortgage. After that, the remaining assets will be allocated according to the law to satisfy the claims of persons with priority creditor status (employees, state tax inspection, etc.). After satisfying all the claims of priority creditors, the remaining assets will be allocated to satisfy the claims of investors and other creditors in proportion to the size of their claims. In such a case, the project owner's assets may be insufficient to settle with all investors.

Risk of bond refinancing. As the bond redemption date approaches, the project owner may need to refinance the bonds depending on the current market situation. The project owner may fail to refinance the bonds. In such a case, bond redemption may not occur at the specified time, and investors may not receive money as scheduled.

Risk of no influence on the project. Bonds do not give their owners the right to influence the activities of the project owner or to influence the size or type of obligations assumed by the project owner. Bondholders will not have the real ability to influence decisions related to the activities carried out by the project owner or its controlled companies, contracts concluded, financial and non-financial obligations assumed, as well as other operational risks.

C. Risks related to the project owner (issuer) and the project

Risk of failure to fulfill or improper fulfillment of the project owner's obligations and default risk. There is a risk of failure to fulfill the project owner's obligations (non-payment of interest or improper settlement with investors) due to unforeseen or more complex than planned construction works, changes in cash flows, emergence of new obligations or creditor requirements, and so on. There may be cases where the project owner fails to fulfill the financial obligations specified in the loan (bond) agreement and during the contract execution period resorts to court for the legal entity's restructuring or bankruptcy proceedings. This could have a significant negative impact on the project owner's financial capabilities to settle with creditors and limit the project owner's ability to properly settle with investors.

Risk of property damage or loss due to fire or other natural forces. There is a risk of property damage or destruction due to natural disasters and catastrophes, intentional or accidental human activities. This could have a significant negative impact on the project owner's financial situation and limit the project owner's ability to properly settle with investors.

Risk of dependency on project owners. The project owner makes fundamental decisions regarding the project owner's operations. Therefore, the activities of such companies depend on the experience, skills and decisions of the project owner and his team. The project owner is also responsible for the day-to-day management of the project owner's affairs. Therefore, any disruption in the services provided by the project owner could cause significant disruptions in the project owner's operations. This would mean that the management and activities of companies controlled by the project owner would be disrupted, which could significantly negatively affect the project owner's operations and financial results, leading to difficulties in properly settling with bondholders.

Risk of loss of key employees. The success of the project owner's operations largely depends on the teams of employees, their decisions, and the experience and abilities of the individuals who make those teams up. There is no guarantee that all key individuals necessary for the successful operation of the project owner's businesses can be retained, nor that new professional employees can be recruited. The loss of the project owner's key personnel, their possible transition to competitors, and the inability to attract new qualified employees could have a significant negative impact on the project owner's management, operations, results, and financial condition. The inability of the project owner to utilize its existing employees and their capabilities may also result from measures imposed by state and local government institutions to combat pandemics, epidemics, viruses, and outbreaks of other diseases (such as self-isolation, remote work, restrictions on the number of people in certain places, etc.). All of this could limit the project owner's ability to properly settle with investors.

Operational risk. The success of the project owner largely depends on the experience and ability of the project owner's management and team to make and implement correct decisions. Improperly performed or non-executed internal control processes of the project owner, employee errors and illegal actions, disruptions in software operations could result in losses for the project owner and restrict the project owner's ability to properly settle with investors.

Interest rate risk for project owners. Due to sudden or unexpected changes in the interest rate level in the market, there is a risk of incurring losses or increasing alternative costs. This could have a significant negative impact on the project owner's financial situation and limit the project owner's ability to properly settle with investors.

Risk of disrupted provision of public services. The project owner is directly dependent on a number of public service providers, such as the State Enterprise Centre of Registers, the National Land Service under the Ministry of Environment, the State Territorial Planning and Construction Inspectorate, commercial banks, notaries, lawyers, bailiffs, as well as a number of other state and local government institutions. Due to the inability to control internal risk factors of such service providers (such as loss of databases, disruption of computer systems, cyber attacks, viruses, etc.), as well as restrictions on their activities imposed by laws (e.g., physical service provision restrictions due to quarantine), the project owner's ability to realize ongoing projects on time and sell developed real estate could be substantially limited for an indefinite period, having a significant impact on the project owner's performance. All of this could limit the project owner's ability to properly settle with investors.

Insurance risk. The project owner insures the risk of its activities and property. The insurance coverage may be insufficient to compensate for all losses incurred due to damage to developed real estate, managed property, or loss of rental income. Any losses exceeding the insurance coverage amounts specified in the insurance contracts could have a negative impact on the project owner's operations. This could limit the project owner's ability to properly settle with investors.

Tax risk. The introduction of new taxes related to the project owner's activities or changes in taxes could have a negative impact on the project owner's results. This could limit the project owner's ability to properly settle with investors.

Risk of revocation of operating permits. The project owner (e.g., providing construction and design services, developing electricity generation capacities, selling electricity) has the right to carry out activities only if they have the necessary permits. By revoking these permits, the project owner would no longer meet the requirements set out in the legislation and would be unable to operate in the respective areas and lose part of its income. This could create difficulties in properly and timely settling with investors.

D. Risks related to real estate (applicable only to real estate projects)

Risk related to Lithuania's economic situation, legal and tax system changes, and inflation. Changes in economic indicators related to real estate are possible, such as depreciation of real estate, decrease in project owner's income, inflation, changes in real estate taxes, changes in bank lending policies, changes in responsible lending. In the case of inflation, the depreciation of money may be greater than the profitability of projects, so investors may fail to achieve the planned return on investment in projects. Significant legal and tax environment changes can occur in real estate investment. The project owner may incur additional expenses and procedures, as well as a decrease in the return on investment in projects.

Liquidity risk. This is the risk of loss that may arise due to low real estate liquidity, leading to asset sales at a lower price. Different types of real estate may be highly illiquid in the market due to their characteristics, especially during certain economic cycles. This may limit the issuer's and its controlled companies' ability to transfer real estate according to plan and/or at the planned price. If there is a sudden need to transfer a significant amount of developed or managed real estate, there is no guarantee that market conditions at that time will be favorable. If the project owner and its controlled companies fail to obtain their desired price for the sold property, it can have a significant negative impact on their financial position and limit their ability to properly settle with investors.

Real estate development risk. The project owner may continuously or in stages develop real estate. These are high-risk investments, the success of which depends on a range of macroeconomic and microeconomic factors, as well as the efficiency of the developer's operations. Significant costs are incurred during investment, including land acquisition, design, construction, and other property development expenses. Real estate development also faces the risk that significant financial resources will be invested in projects that may be halted due to legal and regulatory reasons, or experience delays or higher-than-planned costs. In addition, significant losses may occur due to third parties' (contractors') inability to successfully perform construction work. Losses may also be caused by the introduction of new products to the market, the demand for which is not clear. This can have a significant negative impact on the financial position of the project owner and limit their ability to properly settle with investors.

Risk of declining demand for real estate. Due to various economic factors such as market saturation, worse financing conditions, demographic changes, etc., the demand for both commercial properties (e.g., offices, commercial premises, etc.) and residential real estate may decrease. This can significantly affect the project owner's income from real estate design and construction, commercial and residential real estate development, and have a significant negative impact on the project owner's financial position. This can limit the ability to properly settle with investors.

Decreased rental returns, decreased occupancy rates, and decreased real estate prices risk. There is a risk of reduced rental income for the owner of a real estate project if the supply of rental spaces exceeds expectations, while demand decreases more than planned. In such case, the project owner's rental return and the value of the space flow can decrease. This can have a significant negative impact on the financial position of the project owner and limit their ability to properly settle with investors.

Risk of termination or change of existing lease agreements. The project owner may receive significant income from the lease of commercial premises. Therefore, it is very important for the project owner to properly execute and extend lease agreements signed with tenants. Lease agreement terms and conditions vary, so they must be constantly extended and modified. There is no guarantee that expiring lease agreements will continue to be extended, and if the lease agreement is extended, there is no guarantee of negotiating a higher rental fee. A large number of unextended lease agreements or unsuccessful negotiations with tenants regarding the rental fee may have a negative impact on the project owner's financial position and limit the ability to properly settle with investors.

Legal dispute risk. There is a risk that the project owner may be involved in legal disputes related to managed or developed real estate objects, their tenants, contractors, public interest institutions regulating territorial planning, design, and construction supervision, as well as the prosecutor's office, buyers, neighbors, etc. The emergence or unfavorable resolution of such disputes may negatively affect the project owner's activities and financial position, as well as damage reputation. All this can affect the project owner's ability to properly settle with investors.

Market risk. The risk of losing part of the investment arises suddenly and unexpectedly when the value of real estate objects decreases due to mass real estate sales on the market. Fluctuations in the real estate market may reduce the project owner's income and asset liquidity and value. The real estate market directly depends on the state of the economy. A shrinking economy leads to declining sales, rental, and development revenues. As a result, it may be more difficult for the project owner to collect planned sales and rental revenues. Due to the economic downturn, the value of real estate may also decrease. The real estate market may also fluctuate due to increased interest rates and decreased financing opportunities. As a result, there may be a decrease in buyer activity in the market and an increase in seller activity in the market. This would lead to a decrease in real estate prices and liquidity, essentially making it more difficult to sell developed or managed property, which could affect the project owner's ability to properly settle with investors.

Competition risk. The real estate market constantly faces intense competition. Competitors' actions to increase their market share may adversely affect the project owner's profitability. Inappropriate or delayed response by the project owner to competitors' actions may result in losses for the project owner. This can limit the project owner's ability to properly settle with investors.

Risk of exceeding deadlines and incurring higher-than-planned real estate development expenses. The implementation period of development projects may be longer than planned prior to project initiation, and expenses may be higher than planned, resulting in delayed payments or the project owner failing to fulfill obligations. This can have a significant negative impact on the project owner's financial position and limit the ability to properly settle with investors.

Risk of changes in the technical condition of real estate. Some project owners continuously invest in the maintenance and technical maintenance of owned assets. The technical characteristics of the managed property may be subject to problems such as construction defects, other hidden defects, contamination, improper operation, wear and tear, accidents.

Addressing these issues may require significant investments, which would negatively affect the project owner's operations, results, and financial condition. This can limit the project owner's ability to properly settle with investors.

Regulatory risk. The project owner's activities are related to sectors of territorial planning, real estate, and construction, which are regulated in detail by legislation. Amendments to legislation regulating these issues could result in lower-than-planned revenue or higher-than-planned expenses to carry out activities without violating legal requirements. This can limit the project owner's ability to properly settle with investors.

Risk of state land lease. Some project owners develop projects on land plots belonging to the state by ownership, which are granted for management and use as leasehold. Real estate development on such plots is associated with the risk of changes in lease conditions and lease fees, the risk of reducing the leased land plot area, the risk of failure to establish usage rules, disputes with other land plot tenants, the risk of premature termination of lease agreements, prolonged procedures risk, as well as other risks. All this can limit the project owner's ability to properly settle with investors.

Risk of measures to combat pandemics. Changes in legal regulation aimed at combating pandemics, epidemics, viruses, and outbreaks of other diseases could impose restrictions on free movement. Such restrictions may reduce or eliminate the ability of individuals to physically inspect the desired purchase or rental of housing; restrict tenants' activities in the project owner's leased premises; reduce travel flows of individuals (both tourists and local and foreign students). These restrictions may lead to drastically reduced housing sales, disruptions in tenant business, and their inability to pay rent, as well as reduce the occupancy of the project owner's leased property. Reduced occupancy of the project owner's leased property, as well as housing sales, may significantly reduce the project owner's income. This may create difficulties in properly and timely settling with investors.

E. Risks related to renewable energy projects (applicable only to renewable energy projects)

Competition with other renewable energy companies. Market entry barriers in Lithuania and other jurisdictions are relatively low, so in the future, project owners operating in the renewable energy sector may face even greater competition. In the renewable energy sector, competitors mainly focus on tenders for the acquisition of new or existing facilities, ensuring the supply and installation of main equipment, and setting electricity prices. Some competitors may have better opportunities to obtain support from local government authorities, financial, infrastructure, or other resources than the project owner operating in the renewable energy sector, making them more competitive in developing and acquiring new renewable energy projects. This can have a significant negative impact on the project owner's financial position and limit the project owner's ability to properly settle with investors.

Regulatory risk. The project owner's activities are related to sectors such as territorial planning, real estate, renewable energy, and construction, which are regulated in detail by legal acts. Changes in legislation regulating these issues could result in lower-than-planned revenue or higher-than-planned expenses in order to conduct activities without violating legal requirements. This can limit the project owner's ability to properly settle with investors.

Risk of violating environmental, health, and safety laws and regulations. Some project owners involved in renewable energy sources may be subject to various environmental, health, and safety laws and regulations in the jurisdictions where they operate, including regulations regarding: waste or hazardous material generation, storage, handling, release, use, disposal, and transport; discharge and release of hazardous substances into soil, air, or water; cessation of operation of facilities owned by project owners involved in renewable energy sources; the impact of wind farms on the environment, including noise and shadow, and impact on wildlife; strategic environmental assessment or environmental impact assessment, which may be required for some project owners involved in renewable energy sources' power plant development; health and safety of the public and employees of the project owner involved in renewable energy sources, related to potential injuries or fatalities in case of accidents. This can have a significant negative impact on the project owner's financial positions and limit the project owner's ability to properly settle with investors.

Risk of weather conditions. The project owner invests and plans to further invest in electricity generation projects that rely on wind and solar energy resources. Electricity generation in the project owner's wind and solar assets primarily depends on the kinetic energy of wind, influenced by its wind farms, and the amount of solar radiation that wind farms can receive. These resources are not controlled by the project owner and can vary significantly over time. General meteorological conditions, such as seasonal changes in resources, are complex and difficult for the project owner to predict, especially because exceptionally poor meteorological conditions can result in a one-time decrease in production and related income from the assets. If unfavorable meteorological conditions persist for a long time, they could negatively impact the profitability of affected projects in the long term. The fluctuations in wind or cloud cover caused by climate change could also have a negative impact on the project owner's assets and business. Man-made obstacles, such as new wind farm installations near existing wind turbine parks, can also adversely affect wind conditions. Such obstacles can reduce the efficiency of wind turbine parks, significantly impacting the project owner's operations, business, financial condition, and performance. Insufficient wind or solar radiation can reduce electricity generation.

The project owner partially bases the projected electricity production on historical statistical data on weather conditions. Unfavorable weather conditions, climatic changes, technological failures, and significant discrepancies between forecasts and actual weather conditions for electricity generation can have a significant negative impact, affecting the project owner's business, financial condition, operational results, or prospects. All of this can limit the project owner's ability to properly settle with investors.

Risk of climate conditions. Electricity generation from many of its green generation segment electricity generation facilities, including hydroelectric plants, wind farms, waste-to-energy and/or biomass power plants, and solar power plants, depends on changes in climate and other environmental conditions. Electricity generation from wind farms depends on fluctuations in wind conditions. There is no guarantee that the wind conditions at wind farms will meet the project owner's operational assumptions or that climate and environmental conditions will not change significantly compared to prevailing conditions at the time the project owner's operational assumptions were made. Long-term forecasts are characterized by uncertainty, which, among other things, is influenced by the layout of wind measurement equipment, the amount of available data, extrapolation and forecasting methods used to assess wind speed, as well as differences in atmospheric conditions and errors in meteorological measurements. Furthermore, even if the actual wind conditions at wind farms correspond to the project owner's long-term forecasts, due to natural wind fluctuations, wind conditions over a limited period can deviate significantly from the long-term average, resulting in significant short-term fluctuations in the performance of the project owner's wind farms. Solar energy systems are characterized by fluctuations in sunlight levels and weather conditions, which can result in solar panels being covered for extended periods (e.g., by snow and dirt). Temperature and seasonal variations affect various aspects of the project owner's business. All of this can have a significant negative impact on the project owner's business, operational results, and economy. All of this can limit the project owner's ability to properly settle with investors.

Risk of long-term decrease in electricity prices. The project owner may benefit from certain subsidy programs, with the remaining portion of the electricity generated by the project owner being sold to the market. Therefore, any long-term decrease in electricity prices could have a significant negative impact on the project owner's business, financial condition, operational results, or prospects.

Risk of acquisition, development, and operation of renewable energy generation projects. This risk encompasses scenarios where the project owner fails to identify and utilize suitable renewable energy acquisition and development opportunities to achieve the project owner's growth objectives. It also includes the project owner's inability to obtain the necessary financing for the development of new renewable energy generation projects due to the instability of credit and capital markets or other reasons. Additionally, there may be instances where the project owner fails altogether or experiences delays in obtaining the required regulatory licenses or permits for the development of renewable energy projects.

The project owner may encounter construction risks, which may arise from renewable energy development projects, especially technically related to setting construction phase timelines, leading to increased costs or delays in commencing electricity production. This includes the risk that the project owner may face shortages of essential equipment and labor due to fluctuations in demand for equipment or labor in the market, specific equipment prices and availability, the contractor's inability to perform services as stipulated in the contract, or other reasons.

In recent years, rapidly decreasing costs of renewable energy utilization in the European Union have had a significant impact on the electricity market policies pursued by national governments. This has highlighted two contrasting trends: firstly, increasing ambitions for renewable energy, as both the European Union as a whole and individual member states aim to significantly increase the share of renewable energy consumption by 2030; secondly, governments' efforts to gradually phase out subsidies for new renewable energy projects and increasingly rely on the private sector to finance new projects. This may lead to the "cannibalization effect," where the fixed price in the solar or onshore wind energy market decreases over time. Revenues that a wind or solar energy project can generate in the market are called the collection price and are calculated as the average weighted market price from hourly production. The fixed price reflects the fact that market revenues or revenues from renewable energy projects depend on the energy production profile, thus may deviate from the wholesale market price.

Currently, there is only a small difference between the average annual collection price and the wholesale price. However, if more wind and solar energy generation projects emerge over the coming years, the zero marginal cost of these generators will displace more expensive generation sources, hence the price will be set by cheaper sources. This may have a negative impact on wholesale electricity prices. As each project will have a similar profile, each new energy generation project reduces electricity production and the revenues of previous projects. The project owner may also face this "cannibalization effect," which may limit the project owner's ability to properly settle with investors.

The project owner may also encounter problems related to the connection of new facilities to the grid, such as being unable to ensure timely grid connection or failing to comply with transmission system operator or distribution system operator requirements for grid connection, which may result in the breach of the project owner's contractual obligations and potentially termination of relevant agreements.

The feasibility of green electricity generation development projects also depends on climate and weather conditions. For example, the feasibility of any renewable energy power plant construction project will depend on wind, water flow, solar radiation, and other relevant conditions in a specific location, which may vary at different times of the year.

All of this may limit the project owner's ability to properly settle with investors.

Risk of commercial failure in developing new energy technologies. The actual development of energy technologies may deviate from the assumptions made, leading to the project owner failing to achieve development goals and recoup their investments. Additionally, unsuccessful development of these technologies or failure to keep up with new energy technologies in the market can be detrimental. This could have a significant negative impact on the project owner's financial position and limit their ability to properly settle with investors.

Attachment No. 1 - to the sample investment risk list and descriptions of the BeMyBond crowdfunding platform (methodology for identifying and describing risks)

DESCRIBED RISKS SHOULD INCLUDE ALL INFORMATION ABOUT ALL FACTS ENABLING AN INVESTOR TO MAKE A DECISION ABOUT INVESTING		
CATEGORY OF RISK	**SIGNIFICANCE IN PRIORITY ORDER**	**EXPLANATION OF RISK SPECIFICS**
Typical risks	Significant risks are indicated (most important first)	Information provided must be easy to analyze
Significant risks	Industry-specific risks may be listed	Information provided must be concise
	Market segment risks may be listed	Information provided must be understandable considering the target investor category and understanding (professional, informed, other)
	Risks specific to securities may be listed	Information provided must disclose a direct link between risk and issuer (securities acquired)
	Risks should not be blindly copied from other market participants' documents	Information provided must be free from "softening" language
	Risks are presented not to limit liability	

Attachment No. 2 - to the sample investment risk list and descriptions of the BeMyBond crowdfunding platform (typical risk categories)

Typical issuer (project owner) risks:

Risk significance (1-3): Most significant - 1, Moderate - 2, Least significant - 3. In parentheses, the 'popularity' is indicated, i.e., how often issuers mention the risk.

No.	Risk category	Most significant	Moderate	Least significant
1	Liquidity	1		
2	Credit	1		
3	Competition		2 (1)	
4	Interest rate	1 (3)		
5	Economic instability	1 (2)		
6	Supplier risk		2	
7	Dependency on financing	1 (1)		
8	Lease agreements	1		
9	Operational		2	
10	Tax			3 (2)
11	Investments	1		
12	Development	1		
13	Limited investment diversification	1 (4)		
14	Market	1(13)		
15	Business operations	1(12)		
16	Conflict of interests			3 (3)
17	Regulatory		2 (5)	
18	Increase in operating and investment costs	1 (8)		
19	Termination of existing lease agreements	1 (9)		
20	Decrease in commercial/residential property demand	1 (7)		
21	Inability to acquire necessary services and inability to transfer associated costs		2(2)	
22	Eurozone fluctuations	1		
23	Dependency on the issuer		2 (4)	
24	Revocation of operating permits			3 (5)
25	Loss of key personnel	1(10)		
26	Real estate liquidity	1 (5)		
27	Real estate development	1 (6)		
28	Insurance			3 (1)
29	Change in technical asset condition		2 (3)	
30	Legal disputes	1 (11)		
31	Foreign currencies			3 (7)
32	Domestic and foreign policies			3 (4)
33	Currency			3 (6)
34	COVID-19		2	

Attachment No. 3 - to the sample investment risk list and descriptions of the BeMyBond crowdfunding platform (categories of bond risks)

Typical bond risks:

Risk significance (1-3): Most significant - 1, Moderate - 2, Least significant - 3. In parentheses, the 'popularity' is indicated, i.e., how often issuers mention the risk.

No.	Risk category	Most significant	Moderate	Least significant
1	Not suitable for the investor category	1(1)		
2	Non-redemption of bonds	1(2)		
3	Bond illiquidity	1(3)		
4	Financial market changes		2(1)	
5	Inflation	1	2(2)	
6	Deterioration in the issuer's financial condition and changes in prospects		2 (3)	
7	Inability to influence the issuer's activities		2(4)	3 (2)
8	Failure to secure bond redemption		2(5)	
9	Bond refinancing			3(1)
10	Unfavorable shareholder meeting decisions			3(2)
11	Changes in legal and tax environment			3(3)
12	Exchange rate fluctuations			3(4)
13	Reinvestment			3(5)