



Version v 0.3



VILLA RIVIERA

OPATIJA LUXURY LIVING
LUKSUZNO ŽIVLJENJE U OPATIJI

January 2024

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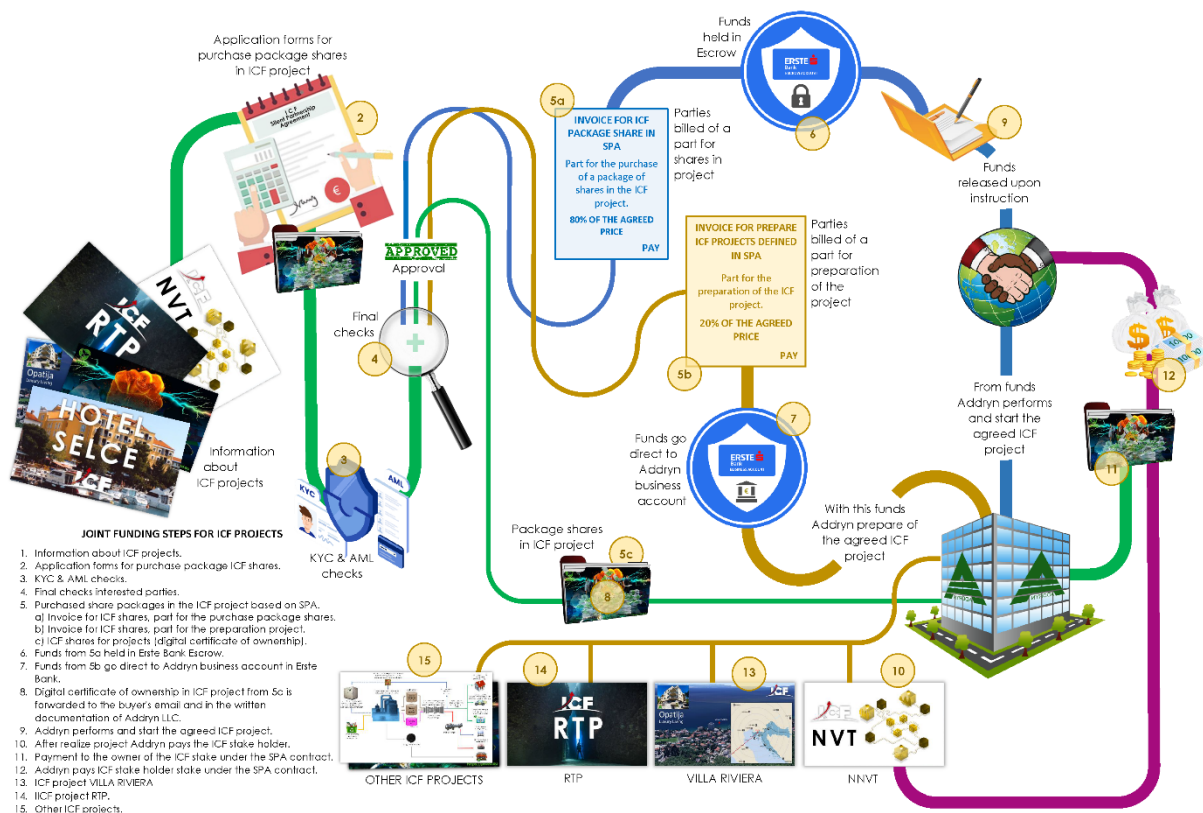
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Addryn LLC

ADDRYN LLC (Addryn d.o.o. in Croatian) consists of a group of individuals and companies, from various parts of the world, gathered around the development of technology, production, cultivation, processing, and construction that enable the concept of circular economy, green chemistry and hedonistic sustainability.

ICF - Incentive Crowd Funding

Addryn's experiences, from the various projects he participated in, are embedded in the incentive crowd funding platform - ICF. The scheme of functioning of the ICF is shown in the figure below.



On February 17, the ICF platform begins operations.

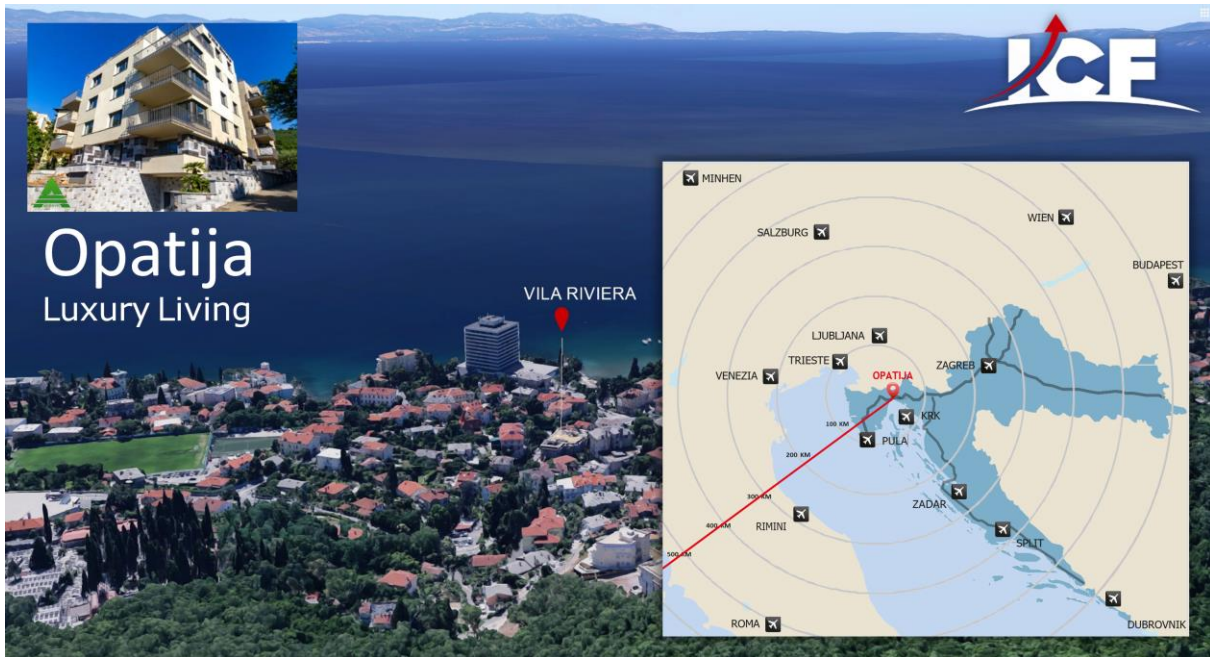
The first product that will be able to be purchased on the ICF platform is stakes in one of the 20 NVT nodes. If there is interest in purchasing more NVT nodes, we have provided you with the possibility of purchasing more NVT nodes.

The second product/project on the ICF platform that is in preparation is the product /project Villa Riviera - Luxury life in Opatija. Villa Riviera is a residential building of 15 luxury apartments in the center of the Queen of Kvarner – Opatija.

Villa Riviera - Luxury life in Opatija

Introduction

Just a few steps from the sea, overlooking the Kvarner bay, located in the heart of the beautiful Opatija, project Villa Riviera new buildings enjoy exceptional location that provides its customers with a new quality of life with proximity to all necessary facilities.



A video about this beautiful already built facility can be found [here](#).

15 luxury apartments, first-class construction, each apartment has two parking spaces in the underground garage. 5 apartments have on the roof a separate terrace with jacuzzi and a place to rest.

The price of the apartment, depending on the square footage, at the location of the building now ranges from 2 to 2.5 million EUR and continuously increases due to the exceptional attractiveness of Opatija due to the proximity of Rijeka and [ACI marina Gitone](#) and due to the proximity of Europe.

Expanded description of Villa Riviera can be found [here](#).

ICF model of purchase of Villa Riviera

Number of ICF shares

3,258,125 ICF shares were made for villa Riviera. The price for one share is 5 EUR. More shares can be purchased. For each purchased share, 1 (one) unique SPA contracts marked SPA-ICF-VILLA-RIVIERA-SHARE and a unique ID number are obtained.

Upon sale of each apartment, the amount realized by the sale is paid, uniformly on all sold SPA-ICF-VILLA-RIVIERA-SHARES, up to the sale of all apartments.

If there will be interest in the long-term lease of one or more apartments, the owners of ICF-VILLA-RIVIERA-SHAREs will be paid the paid lease uniformly.

Unique SPA contracts

The purpose of unique SPA contracts is proof of ownership of purchased shares and goods that can be sold and purchased on the internal ICF market until all 15 apartments that are in the facility are sold or when one of the shareholders does not want to wait for earnings from the sale of apartments or earnings from rented apartments.

Estimated earnings from the sale of apartments in the Villa Riviera facility

The projected earnings from the sale and rental of apartments in the Villa Riviera facility are between 34,000,000 and 45,000,000 EUR in two years from the sale of all 3,258,125 ICF share.

Summary

1. Project Villa Riviera has 3,258,125 ICF share,
2. The price of one unique ICF-VILLA-RIVIERA-SHARE is 5 EUR,
3. When 2,199,886 ICF share are sold, they start selling/renting apartments in the facility,
4. Earnings from each apartment sold or rented are divided equally among to all ICF-VILLA-RIVIERA-SHARE, sold until the moment of sale or rental of an individual apartment,
5. One or more ICF-VILLA-RIVIERA-SHARE can be purchased,
6. After the sale of 2,199,886 ICF-VILLA-RIVIERA-SHARE stake, further sale of ICF-VILLA-RIVIERA-SHARE stake may be closed at any time before the sale of the remaining 1,058,239 ICF-VILLA-RIVIERA-SHARE stake.