

SOCIO·LAND — PARTICIPATION AGREEMENT
Project: Balneario Argentino - Lot 2308 - Canelones, Uruguay
Token: BA2308 (BSC-BEP20)

1. PURPOSE OF THE AGREEMENT

This agreement sets forth the terms and conditions for participating in the SOCIO·LAND real estate tokenization project, through the acquisition of the BA2308 token as a rewarded participation.

Its purpose is to allow the community to contribute in stable crypto assets and receive, in return, a tokenized acknowledgment that enables future rewards associated with the project's performance.

2. THE PROJECT

Objective: Construction of a residential property and subsequent rental.

Location: Balneario Argentino, Canelones, Uruguay.

Lot number: 2308

Land area: 176 m²

Projected construction: Two-story house, 80 m², 2 bedrooms, 2 bathrooms, kitchen, living room, garage and barbecue area.

Intended use: Vacation rental or up to 90 days in low season.

Current status: Plot authorized for construction, free of liens.

3. ABOUT THE TOKEN

Name: Socioland – BA2308

Symbol: BA2308

Protocol: BEP-20

Contract address: 0xa7F112BaBeC80D1A9a33F32bBDC061d19261AC7a

Treasury address: 0xECfDe7768C6ce97c37D0a01441F679E73a4c5754

Network: Binance Smart Chain (BSC)

Distributable supply: 800 tokens

Operational reserve: 50 tokens (non-distributable, for project support)

Minimum rewarded participation: 100 USDC, 100 USDT or 0.12 BNB

Token decimals: 0 (each token equals one indivisible participation)

4. ROADMAP AND REWARDS

Year 1 (Oct 2025 – Sep 2026)

- Execution of construction works.
- Quarterly reward: 1.5% of the participation.

Year 2 (Oct 2026 – Sep 2027)

- Completion and beginning of vacation rental.
- Quarterly reward: 1.5% of the participation plus a proportional share of rental income, net of expenses and taxes.

Years 3 and 4 (Oct 2027 – Sep 2029)

- Continuation of vacation rental.
- Quarterly reward: net rental income (after expenses and taxes) plus 12.5% quarterly reimbursement of the participation (gradual restitution).

5. PARTICIPANT OPTIONS

From Year 3 onwards, the participant may:

- Request early reimbursement of up to 50% of the projected restitution for that year.
- Extend participation once only, up to 2 additional years under Year 2 conditions.
- Exchange BA2308 tokens for GRAMSCI or other tokens incubated under the GRAMSCI PROJECT, with the possibility of trading them in secondary markets.
- Use the token as payment for renting the property instead of receiving restitution.

At any time, the participant may also make new contributions with tokens that have never been distributed.

6. SPECIAL CONDITIONS AND RISKS

7. If the property suffers irreparable damage, the project shall be closed. Contributions will be reimbursed within the timeframe established by the insurance company, with no entitlement to rewards.
8. Participation does not grant real property rights over the asset nor shares in any legal entity. Tokens are symbolic acknowledgments tied to rewards.
9. If funds are sent through a network other than Binance Smart Chain (BSC), the contribution is automatically and irreversibly lost.

10. All rental-based rewards are understood net of operational, maintenance, and tax costs.
11. SOCIO·LAND reserves the right to make minor adjustments to timelines or distribution mechanisms, provided they do not reduce the participant's contributed capital.
12. CONFIDENTIALITY AND DATA PROTECTION
Personal data provided by the participant will be used exclusively for project management and will not be shared with third parties, except when legally required.
13. GOVERNING LAW AND JURISDICTION
This agreement shall be governed by the laws of the Oriental Republic of Uruguay. Any dispute shall be submitted to the competent courts of Montevideo.
14. ACCEPTANCE
By contributing, you declare that you have read, understood, and accepted the terms and conditions of this agreement.

SOCIO·LAND Team