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FTKA real estate:

- ✓ does not guarantee that an active secondary market will necessarily be developed for the FTKA Tokens. As a new entity as well as the issuer of the tokens, FTKA does not have operating history prior to this project.
- ✓ does not provide advice of investment, legal or tax nature and nothing herein should be construed as being financial, legal, tax or other advice.
- ✓ does not represent that any products and services discussed herein are suitable for any purchaser who may or may not wish to purchase.
- ✓ has no control over, does not assume any responsibility for and does not make any warranties or representations as to, any third-party content or websites, including but not limited to, the accuracy, subject matter, quality or timeliness.
- ✓ has taken all reasonable care to ensure that the facts stated in this document are true and accurate in all material respects, and that there are no other facts the omission of which would make misleading any statement in the document, whether of facts or opinion.
- ✓ An investment in the FTKA Real Estate Token involves certain risks Token sales are largely conducted and considered as either unregulated forms of crowdfunding or unregulated exchanges of cryptographically represented value. However, regulation interpretation and laws vary by jurisdiction. They involve and relate to development and use of experimental software technologies and even business models that may not come to fruition or achieve the objectives specified in the information provided to contributors (e.g any whitepaper).
- ✓ FTKA Real estate warns FTKA token holders that the purchase of FTKA tokens represents a very high risk to any participating contributors.
- ✓ Activity should only be undertaken by those with substantial knowledge and that are also able to understand the rules related token being offered.
- ✓ Your contributions may ultimately result in a useable or valuable token and the value of your contributions may therefore be subject to total loss.
- ✓ does not give any warranty that the current regulatory regime will not change and that FTKA tokens will remain unaffected by any regulatory changes in the future.
- ✓ not registered as financial institutions, financial advisors, or any other regulated activities under the Securities and Futures Act in the Netherlands
- ✓ does not have any fiduciary duties towards token holders as a non-regulated entity.
- ✓ is not responsible for any risk involving third parties, before, during and after the token sale, such as incompatibility of wallets, third-party fraud or security breach, which may incur some or all losses of the tokens purchased. Technology and Third Parties Risks As "token" is by nature recorded on a blockchain, which is in itself a still very nascent technology, substantial risks exist just by owning FTKA tokens. FTKA real estate does not make any reliability claim regarding the underlying blockchain technology that FTKA token will be created

on as such things are beyond FTKA real estate's control. The manner of which "token" will be created, transferred, and kept, will also likely involved third parties, such as wallets (software or hardware), and exchanges. FTKA real estate does not represent or assure that it can prevent external factors from having a direct or indirect impact to token holders.

Risk to changes in regulation

- New laws and regulations could have an impact on the FTKA's results of operations and financial condition.
- Terrorist acts, other acts of war or hostility and geopolitical, pandemic or other such events may result in economic and political uncertainties which could have a material adverse effect on international economic conditions and more specifically on the Issuer's results of operations, financial condition or prospects.
- Overseas taxation The Issuer may be subject to tax under the tax rules of the jurisdictions in which it invests.
- Changes in tax legislation or practice Statements in this document concerning the taxation of FTKA Token holders or the Issuer are based on International tax law and practice as at the date of this document.
- Risk of damage to reputation and negative publicity The Issuer's ability to retain existing management contracts and client relationships and to attract new business is dependent on the maintenance of its reputation.
- The Issuer is vulnerable to adverse market perception as it operates in an industry where a high level of integrity and client trust is paramount.
- Any perceived, actual or alleged mismanagement, fraud or failure to satisfy the Issuer's responsibilities, or the negative publicity resulting from such activities or the allegation by a third party of such activities (whether well founded or not) associated with the Issuer, could have a material adverse effect on the financial condition, results or operations of the Issuer.
- Litigation Legal proceedings may arise from time to time in the course of the Issuer's businesses. The Directors cannot preclude that litigation may be brought against the Issuer and that such litigation could have a material adverse effect on the financial condition, results or operations of the Issuer.
- Risks related to the FTKA Tokens generally The EU Directive on the taxation of savings income may result in the imposition of withholding taxes in certain jurisdictions Under Council Directive 2003/48/EC on the taxation of savings income (the Savings Directive), Member States are required to provide to the tax authorities of other Member States details of certain payments of interest or similar income paid or secured by a person established in a Member State to or for the benefit of an individual resident in another Member State or certain limited types of entities established in another Member State. For a transitional period, Austria is required (unless during that period it elects otherwise) to operate a withholding system in relation to such payments.