Reental

PIRINEOS 1 | PIR-1

Real estate investment opportunity in
Benasque, Aragonese Pyrenees. Spain
with an estimated return of 15% simple annual* and 15% total*.

soporte@reental.co

*Estimated return after applying the commission bonus for SuperReentel investor status.
Estimated IRR SuperReentel 15%

Reental

CONTENT

Reental

PYRENEES 1 | PIR-1

Loan · Renovation

KEY POINTS

PROJECT TICKET:
1,500,000 €

PERFORMANCE
Final

ESTIMATED SIMPLE ANNUAL RETURN:
15% SR*

ESTIMATED TOTAL PROFITABILITY:
15% SR*

DURATION:
12 MONTHS
POSSIBLE 6-MONTH EXTENSION (NOT AUTOMATIC)

TIR
15% SR*

Place
Benasque, Huesca. Aragonese Pyrenees. Spain

Reform adopted
Reform

Project type
Commercial loan

Type of exploitation
Buy, renovate and sell

Colateralizable
Yes

*Investors with SuperReentel and ReentelPro status receive bonus commissions on the Reentel.co platform, hence their improved profitability.

ASSET

The asset consists of the acquisition and enhancement of Casa Anglada, a 16th-century palatial home located in the historic center of Benasque, in the heart of the Benasque Valley (Aragonese Pyrenees), one of the most exclusive mountain enclaves with the greatest tourist-residential potential in northern Spain.

The project is located in an area with a structural shortage of unique and high-value heritage properties, driven by the growing demand for premium second homes in the Aragonese Pyrenees, both from national buyers and international investors attracted by the combination of skiing (Cerler) - mountains and nature in summer.

New repositioning project on a unique historical and architectural asset, with details already restored, which reduces the execution risk compared to a comprehensive rehabilitation project from scratch.

ASSET

CURRENT STATE OF THE PROPERTY

The asset currently comprises a stately home originally built in the 16th century, with a total area of 879 m^2 distributed over three floors of approximately 300 m^2 each. The house retains its original stone and wood architecture, with ornate arches, historic stone floors, and a structure reminiscent of the old fortified houses of the Pyrenees — a size and architectural character exceptionally superior to the average of the Benasque residential submarket.

The property features a spacious ground-floor entrance hall, an interior courtyard, and an exterior garden area, as well as direct views of the Benasque Valley and the Pyrenees peaks. Its location in the heart of the village provides easy access to amenities (shops, restaurants, services), and is just a few kilometers from the Cerler ski resort.

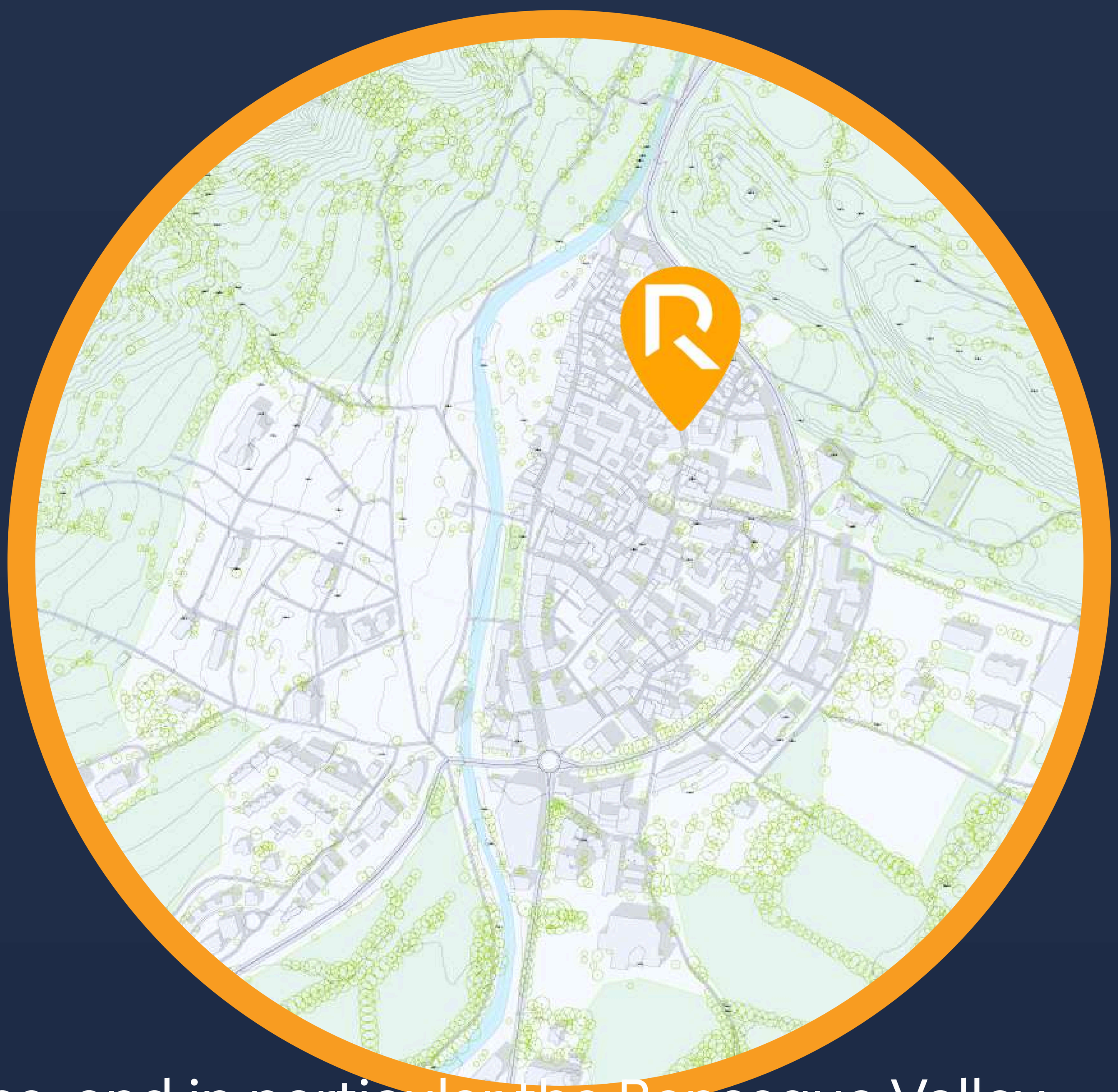
LOCATION AND MARKET

The property is located at C/ Director Ferraz, 22440 Benasque (Huesca), in the heart of the town's established urban center, the capital of the Benasque Valley and one of the most renowned and promising mountain destinations in the Aragonese Pyrenees. Its location is on one of the town's main residential and commercial streets, with accommodations, shops, and services nearby, right next to the Plaza Mayor and the historic center.

Benasque has direct access via the N-260 and A-139 highways, which connect the valley with Barbastro, Huesca, and Zaragoza, and with the International Route to France through the Vielha Tunnel (Val d'Aran). The property is just a short drive from the Cerler ski resort and the Posets-Maladeta Natural Park.

It boasts a prime location:

- Parque Natural Posets-Maladeta y macizo del Aneto
- Anciles – a historic site declared one of the most beautiful villages in Spain
- Aramón Cerler ski resort (≈6 km, 10 min by car)
- Llanos del Hospital – Nordic skiing and thermal center (≈13 km, 15 min)



42°36′29″N 0°31′23″E

GROWTH AND ATTRACTION The Aragonese Pyrenees, and in particular the Benasque Valley, is consolidating itself as one of the strongest mountain markets in Spain, driven by the double season (skiing in winter, mountain and nature in summer) and by the arrival of high-purchasing-power buyers from Catalonia, Madrid, the Basque Country and, increasingly, international buyers attracted by the environmental quality and proximity to France.

The submarket benefits from the structural scarcity of buildable land and unique products in the urban area, which favors the appreciation of historical or large assets in good locations, as is our case.

Key market data

- High-end mountain residential market, with a strong component of national and international second homes
- Benasque Hospital and local health center; Barbastro Hospital (≈90 km)
- Lleida-Alguaire Airport (≈132 km)

ANALYSIS

RESIDENTIAL SUBMARKET IN THE AREA

The residential market in Benasque currently has an average price of around €3,000/m². It shows moderate growth during 2024–2025 (€2,878/m² in January 2024 → €3,078/m² in January 2025 → €2,984/m² in June 2025), with a year-on-year increase of just ~1%.
Casa Anglada's investment thesis is therefore not based on a hypothesis of general market appreciation, but on the combination of below-market acquisition, transformation into a premium product, and a scarcity of comparable supply.

COMPARABLE	PRICE	SURFACE	€/M²	READING
Restored historic house, Benasque centre	440.400 €	200 m²	3.395 €/m²	Very rare property: historic + renovated + courtyard + central location. Smaller size, not directly comparable.
Historic house not yet renovated, Benasque town centre	3.500.000 €	1.054 m²	3.321 €/m²	A truly unique heritage property: historic + listed building + defensive tower + garden + central location in Benasque. Large area
Chalet Benasque/Anciles	1.200.000 €	358 m²	≈3.352 €/m²	Ceiling of the conventional large residential building, without a heritage component
Traditional house, Renanué (Benasque Valley)	680.000 €	300 m²	≈2.267 €/m²	The architectural character adds value, but the location (30–40 min from Cerler) is a disadvantage compared to the center of Benasque.

BENCHMARK CATALAN PYRENEES (BAGERGUE, VAL D'ARAN)
TO CALIBRATE THE MARKET CEILING FOR PREMIUM MOUNTAIN PRODUCTS, BAGERGUE, A TOWN NEAR BAQUEIRA, HAS BEEN TAKEN AS A REFERENCE:

PRODUCT	PRICE	SURFACE	€/M²
Listed house, cultural asset	550.000 €	162 m²	3.395 €/m²
Traditional stone house, equipped	690.000 €	200 m²	3.450 €/m²
Traditional Aranese house	780.000 €	192 m²	4.062 €/m²
4 bedroom house, tourist license	850.000 €	180 m²	4.722 €/m²
New A+ house, close to Baqueira	1.114.000 €	185 m²	6.022 €/m²
New luxury semi-detached house	1.795.000 €	314 m²	5.717 €/m²

These comparables show that, in a Pyrenean village with traditional architecture, proximity to a ski resort, limited property availability, and high-spending tourism, the market can accept €4,000–€5,000/m² for very good residential properties, and exceptional new properties can exceed €5,500–€6,000/m². Baqueira/Bagergue has a significantly larger market than Benasque and is not used as a direct comparable, but rather as a price ceiling.

ANALYSIS

POSITIONING

Benasque doesn't compete directly with Baqueira—the value proposition is different: while Baqueira focuses on skiing, luxury, exclusivity, and ski-in/ski-out access, Benasque offers a historic village, nature, mountains, gastronomy, skiing, and summer. For a project like Casa Anglada, this second positioning is particularly appealing: the product isn't marketed as "luxury apartments in Benasque," but rather as private mountain residences within a historic Pyrenean house.

DEMAND

The Benasque market presents highly favorable characteristics for this type of property: second homes, mountain tourism with a strong family component, a dual-season (skiing in winter, hiking/cycling/nature activities in summer), gastronomy, and a structural scarcity of historic properties. Nationally, the housing market is projected to remain strong in 2026, although sales have shown some moderation compared to the peak in 2025 (-2.6% year-on-year in the first half of 2026, although it remains one of the most active periods of the last decade). This context reinforces the idea that the project should not be based on future market appreciation, but rather on the transformation of the asset itself.

COMPETENCE

The available inventory in the Benasque Valley is very limited: just a few dozen houses and villas compared to a much larger apartment market. Within the segment truly comparable to Casa Anglada—historic house + large surface area + unique architecture + Benasque town center + views—direct competition is practically nonexistent. This is positive for the product's positioning, but it also means that there aren't yet enough transactions to solidly confirm a price of €5,000/m^2 in Benasque; this is the project's main market risk.

TARGET CUSTOMER

The buyer profile is concentrated in four main segments. From Madrid, high-net-worth families are looking for a second home for Christmas, Easter, summer, long weekends, and ski trips. From Barcelona, a particularly relevant profile due to its relative proximity to the valley, seeks mountains, nature, skiing, and traditional architecture. A third profile, from the Basque Country and Navarre, has a historical affinity for the Pyrenees. And finally, there is a foreign profile—from France, Belgium, the Netherlands, the United Kingdom, and other European markets—that particularly values the combination of history, nature, and lifestyle over simply the price per square meter.

- *Sources: Idealista, Engel & Völkers, RealAdvisor, Benasque.com, Aramón Cerler / Esquiades / El Encanto de Benasque / Es Aragón, Callejero.net, .

FINALIZATION

REPRESENTATIVE IMAGE OF THE FACADE (THIS MAY VARY AFTER COMPLETION)

Once the repositioning plan is implemented, Casa Anglada will be consolidated as a residential complex of 4 distinct apartments, maintaining the protected architectural character of the 16th-century palatial home and adapting it to the current standards of habitability and comfort of the Benasque mountain residential market.

The transformation includes the following main actions:

Division into 4 independent apartments, distributed on the three floors of the property (ground floor, first and second floor), taking advantage of the courtyard house typology with central courtyard characteristic of the building.
Increased roof area to expand the usable square footage of the top level, gaining living space under the current attic/cabin floor.
Enlargement of some window openings, improving the entry of natural light into the interior rooms without altering the historical reading of the facades.
Comprehensive modernization of the interior: installations, distribution and finishes adapted to the standard of high-end housing, preserving the original elements of value (stone walls, lintels, wooden joinery).

The property is listed as ADO-3 within the Special Plan for the Protection and Integrated Rehabilitation of the Historic Center of Benasque (PEPRI). This allows for restoration, conservation, consolidation, conditioning and rehabilitation works, as well as expansion up to the limits of development established in the area — always without altering the original structure or the protected morphological elements.

The result will be a unique residential product in the Benasque market: four signature homes with historical architectural identity, aimed at buyers looking for a second home with character in one of the most exclusive and sought-after mountain enclaves in the Aragonese Pyrenees.

Reental

SCENERY 2

INVESTMENT MODEL

INVESTMENT IN THE PYRENEES 1

EXPECTED SCENARIO	AMOUNTS - Euros (€)
TOTAL PROJECT COST	2,952,000 €
RENTAL LAUNCH	1,500,000 €
Contribution to the project	1,500,000 €
Launch revenue	60,000 €

INVESTOR BENEFITS	SUPERREENTEL**	REENTELPRO**	REENTEL
ESTIMATED SIMPLE ANNUAL YIELD*	15%***	12%***	11%
ESTIMATED TOTAL PERFORMANCE	15%***	12%***	11%
IRR (Internal Rate of Return)	15%***	12%***	11%
status commission bonus	4%	1%	
6-MONTH EXTENSION***			
ESTIMATED SIMPLE ANNUAL YIELD*	17%***	14%***	13%*
ESTIMATED TOTAL RETURN (18 MONTHS)	23.5%***	19%***	17.5%*
status commission bonus	6%	1.5%	
IRR (Internal Rate of Return)	15.1%***	12,3%***	11.35%

INVESTMENT TERM	12**** months
Tokens to be issued	15.000

INVESTMENT MODEL: The RNT-PIR-1 series is a loan to the company purchasing and executing the project, with credit rights via the Issuer.
RISKS: Possible delays in the execution of the project or in the planned deadlines for marketing and sale of the asset.

*Estimated simple annual return, calculated based on the project's financial projections and considering the projected cash flow schedule. Profitability is not guaranteed and may vary depending on the project's actual performance, implementation timelines, costs, taxation, and market conditions.
**Investors with SuperReentel and ReentelPro status receive bonus commissions on the Reental.co platform, hence their improved profitability.
The Scenario estimation has been based on the variation in price and/or final sale date.
****The dates indicated are estimates and begin 15 days after the financing of the offer is completed. This period is subject to the early repayment clause stipulated in the contract.

YIELDS

ESTIMATED RETURNS	SUPER**	PRO**	REENTEL
TOTAL PERFORMANCE ESTIMATED	15%*	12%*	11%*
SIMPLE ESTIMATED ANNUAL YIELD	15%*	12%*	11%*
TIR	15%*	12%*	11%*
RELEASE DATE:	20/08/2026**	21/08/2026**	22/08/2026**

END DATE*:
SEPTEMBER 2027**

RETURN:
FINAL

REINVESTMENT:
Returns may be reinvested once the project is available on the Reental platform.

*Estimated project return including costs, excluding taxes. Each investor will be taxed according to the rules of their country of residence. Estimate for Expected Scenario.
Term subject to early repayment clause provided for in the contract.
**The dates indicated are estimates and begin 15 days after the financing of the offer is finalized. A possible 6-month extension is included with a final annualized increase of 17% and a final rate of 23.5% for SR.
***Investors with SuperReentel and ReentelPro status receive bonus commissions on the Reentel.co platform, hence their improved profitability.
The Scenario estimation has been based on the variation in price and/or final sale date.
****Estimated annual return, calculated based on the project's financial projections and considering the projected cash flow schedule. Profitability is not guaranteed and may vary depending on the project's actual performance, execution timelines, costs, taxation, and market conditions.

Reental

ROADMAP

EXPECTED SCENARIO

SCENERY 2

1. AUGUST 2026**

Platform launch.

LAUNCH

2. 15 DAYS AFTER CLOSING FINANCING

15 days for the project account to start after full funding is secured.

START PROJECT ACCOUNT

3. SEPTEMBER

The purchase of the asset is signed.

BUY

4. OCTOBER

Project monitoring: relevant milestones or actions will be communicated.

FOLLOW-UP

5. 12 MONTHS AFTER PROJECT ACCOUNT**

Project completion

CLOSING

**The dates indicated are estimates and begin 15 days after the completion of the offer financing.

“This roadmap is for informational purposes only and does not constitute an offer or investment recommendation. The terms and conditions of the financial product are set out in the offering document or Whitepaper, which the investor should consult for complete and binding information.”

HOW CAN I INVEST?

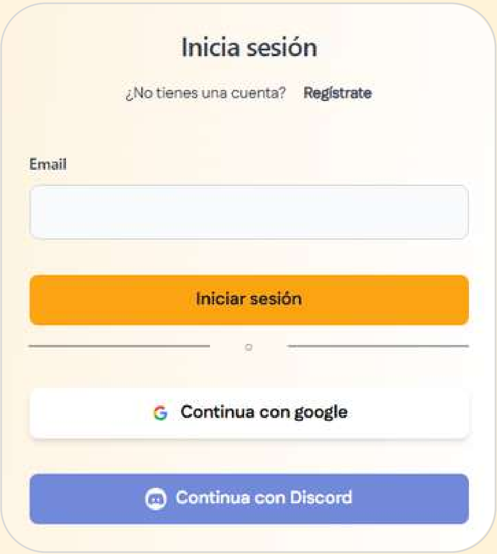
At Rental you can invest with the option that best suits you.
Choose and follow the detailed steps:

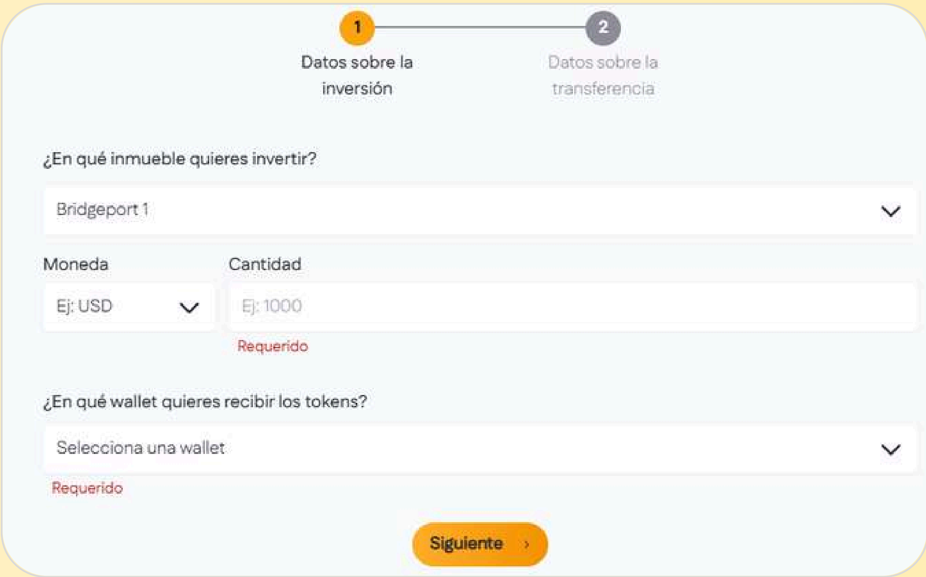
With FIAT (bank transfer)

1 Access your account and Log in to the platform.

2 Select “Invest by transfer” on the dashboard

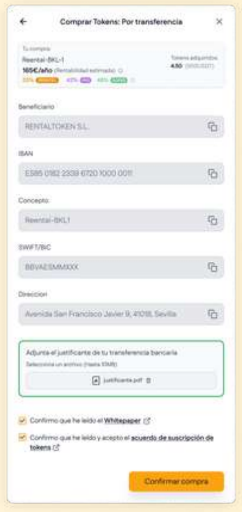
3 Choose property, currency, amount and destination wallet

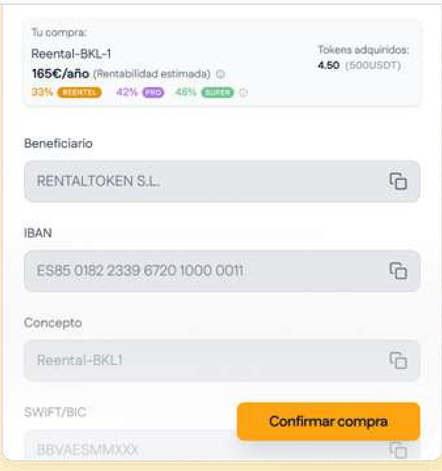




4 Make the bank transfer using the provided details in €/$.

5 Attach supporting documentation and upload the receipt for validation.



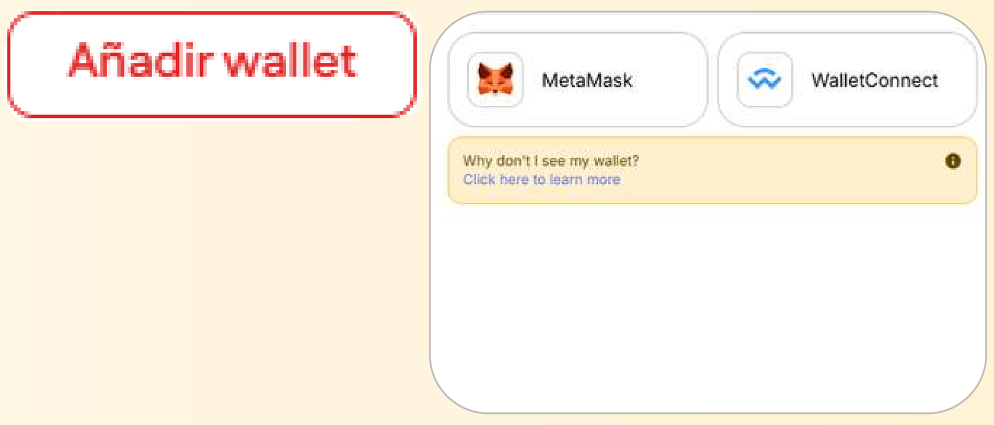


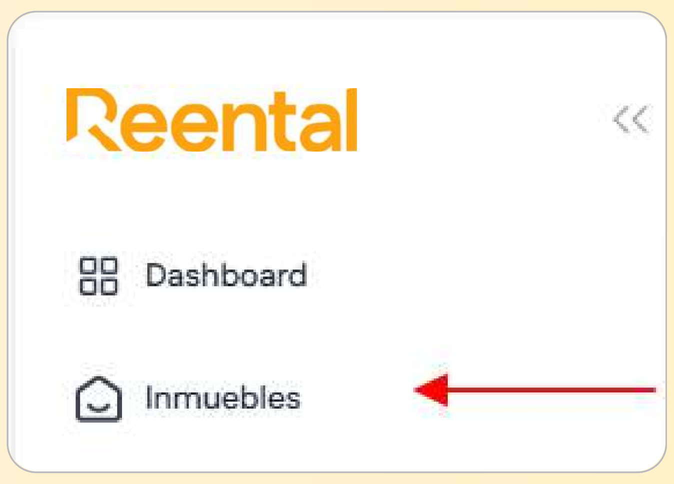
USDT / USDC

1 Connect your wallet
MetaMask, Trust Wallet, etc.

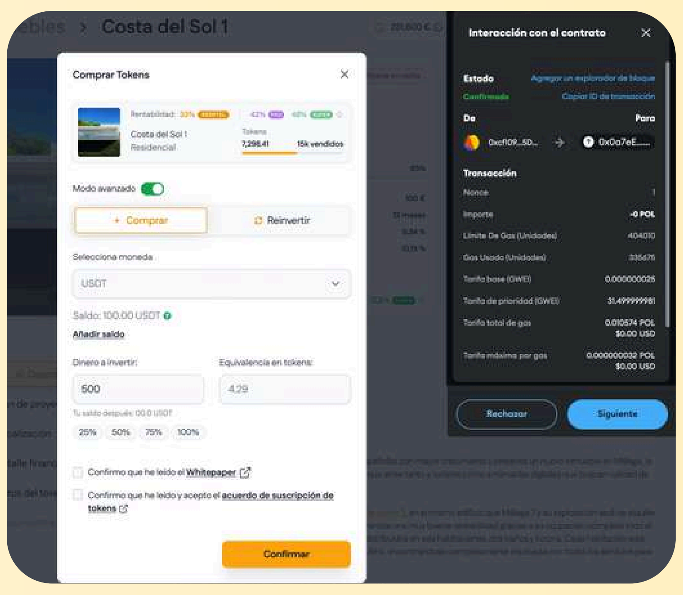
2 Go to “Properties” in the left sidebar menu.

3 Search for the asset, select the property, and click on “Invest”.





4 Confirm the transaction and authorize the payment from your wallet.



With Crypto using BTC

Contact an internal agent to guide you through the entire process.
soporte@reental.co

Reental

TEAM

Eric Sánchez

CEO

Chief Executive

Adrian Paloma

CFO & CEO

Finance Department

Andrés Sánchez

ARCHITECT

Architecture and Real Estate Management

Lorena Moreno

COMPLIANCE

Legal Department

LEGAL NOTICE

For Professional Investor Use Only

This dossier is for informational purposes only and is intended exclusively for professional investors. It does not constitute an offer, recommendation, or investment advice, nor should it be considered as a basis for making decisions without first consulting with qualified financial advisors.

Limitation of Liability

The information contained herein has been compiled with the utmost care, but Rental does not guarantee the accuracy, completeness, or timeliness of the data presented. Nor is it liable for any loss or damage arising from the use of this document.

Investment Risks

All investments carry risks. Past performance is not indicative of future results. The value of the investment may fluctuate, and there is a possibility of not getting back the principal invested. Tax conditions may vary depending on applicable legislation and the investor's personal circumstances.

Copyright and Confidential Use

Confidentiality of Content

This material is provided on a confidential basis and should not be shared with third parties, except with the recipient's legal or financial advisors.

Commercial content

This dossier contains summary information for marketing purposes only. For complete information on the financial product, investors should consult the detailed offering document or Whitepaper, which can be accessed at www.Reental.co

Reental

DO YOU HAVE ANY QUESTIONS?

More information here

or contact us at: soporte@reental.co