

Illustrative image – investment strategy

TINY HOUSE RESORTS: A REAL-ASSET INVESTMENT WITH POTENTIAL

A PLATFORM MODEL WITH MULTIPLE REVENUE STREAMS

Modular living is the future: micro-living, nature tourism and workation, a shortage of housing and tax advantages all point the way to the Tiny House.

Rising Star Live & Stay has developed this into a Europe-wide platform that combines a growth market with a clear resort concept: land in attractive locations, exclusive Tiny Houses, parcel leasing, structured letting and an efficient, repeatable operator concept with infrastructure and services. The first three locations are Lago Maggiore, Rügen and the Maas Lakes.

TARGET RETURN

8 % p.a.

net of tax
targeted balance-sheet profit

3–5 % p.a.
targeted distribution

This document is an advertisement and not a prospectus. An investment is entrepreneurial in nature and subject to fluctuations in value. The graphic illustration serves solely to illustrate the investment strategy and does not represent a specific investment object. The assets depicted do not necessarily form part of the portfolio of the issuer or of the investment object.

PLATFORM LOGIC BEATS SINGLE-ASSET LOGIC

ONE PLATFORM. THREE LOCATIONS. MULTIPLE REVENUE STREAMS.

The exclusive resorts constitute the tangible asset underlying the investment: the land remains the property of Rising Star and is developed to increase its value. The platform participates several times over – in parcel leasing, letting, operations, the sale of individual Tiny Houses and in the performance of the land.



Lago Maggiore

The Italian part of the lake close to the Swiss border, with sweeping views across water and mountains. 11,000 m², 22 parcels, pool, fitness studio and lounge.

Planned use: tourism, year-round cross-border demand (DACH/Italy).



Rügen

Germany's most popular holiday island: chalk cliffs, 60 km of sandy beaches, seaside resorts and festivals – year-round demand. A generous, quietly situated plot.

Planned use: tourism, park-like cluster with direct access to nature in a premium location.



Maas Lakes

The most popular watersports region of the Netherlands, with the largest Dutch watersports area. Marinas, sailing waters, cross-border demand.

Planned use: tourism, park-like cluster with outstanding access to nature.

Illustrative images of the regions

The locations are currently in the review or exploratory phase. The realisation of individual projects, or of all of them, is not guaranteed. Investment decisions are taken by the governing bodies of the company. Images show the region of the respective pilot project; the final development may differ. Target returns and target distributions are not guaranteed.

YOUR INVESTMENT AT A GLANCE

TYPE OF SECURITY	**Participation security** equity-like, in definitive certificated form
ISSUER	**Rising Star™**
INITIAL ISSUE PRICE	**€1,000** per participation security
MINIMUM SUBSCRIPTION	**€10,000**
ISSUE VOLUME	**€5,000,000**
MINIMUM TERM[1]	**Two full investment years** open-ended; thereafter terminable on six months' notice[1]
TARGET RETURN	**8 % p.a.** targeted balance-sheet profit, net of tax
DISTRIBUTIONS	**3–5 % targeted annually**
VOTING RIGHTS	**ordinary voting rights** in accordance with the terms and conditions of the securities
PLANNED LISTING[2]	**Open Market (Freiverkehr) of the Stuttgart Stock Exchange**
OFFEROR	**Rising Star International GmbH & Co KG**

BUY A TINY HOUSE, SAVE ON TAX

50 % TAX DEDUCTION[3] • limited period •

Every Rising Star MARE LAGO Tiny House in the resorts can be purchased separately: for personal use and for letting via Rising Star in return for a share of the surplus.

As a movable business asset, up to 50 % of the acquisition cost may be claimed in advance for tax purposes under sec. 7g of the German Income Tax Act (EStG) – for a limited period, good for your balance sheet, perfect as a retreat for holidays or mobile working. Financing and hire purchase are available.

Combining pays off: Depending on the subscription amount, investors buying a Tiny House receive a project partner benefit of up to 25 %.

RISING STAR LIVE & STAY

BOOK A CONSULTATION WITH OUR EXPERTS:

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1 MINIMUM TERM: The securities have an indefinite term. After expiry of the first two full investment years (24 months from the start of the participation; individual minimum holding period), each investor may give ordinary notice of termination subject to six months' notice to the end of the relevant calendar month (rolling termination concept). The total amount of repayments resulting from ordinary terminations may, as a rule, not exceed 10 % per calendar year of the aggregate nominal amount of Series 1 outstanding and fully paid up at the beginning of the year. If the termination volume attributable to a redemption window exceeds the annual quota still available, allocation within that redemption window is generally made pro rata by whole securities. **2** In the event of the form of certification being converted to collective safe custody (book-entry form). **3** The tax benefit relates exclusively to the purchase of a Rising Star MARE LAGO Tiny House, not to the participation securities; it depends on the personal circumstances of the purchaser (see Tax Notice, p. 1). **MARKETING COMMUNICATION:** This document serves information and marketing purposes only. It is not a securities prospectus and does not constitute an offer to sell. An investment in these securities offers opportunities and risks and is entrepreneurial in nature. The securities are subject to risks of fluctuations in value and price and to the risk of partial or total loss; there is no fixed interest, no capital guarantee and no deposit guarantee scheme. Distributions are variable and may be omitted entirely. Early disposal is possible only via the secondary market or a buyback by the issuer; in all other respects the rolling termination concept applies (footnote 1). The public offer is made exclusively by and on the basis of the published, approved and notified securities base prospectus dated 21 May 2026, the offering memorandum, the relevant terms and conditions of the securities and the key information document (PRIIPs KID). A non-exempt public offer takes place exclusively in those offer jurisdictions specified in the relevant terms and conditions of the securities. The competent financial supervisory authority has merely confirmed that the base prospectus meets the standards of completeness, comprehensibility and consistency laid down in Regulation (EU) 2017/1129; its approval is not to be understood as an endorsement of the securities. The base prospectus is available free of charge at www.risingstar-portal.com. Potential investors are advised to read the base prospectus, the offering memorandum, the terms and conditions of the securities and the key information document (PRIIPs) before making an investment decision. **SELLING RESTRICTIONS:** The offer is not addressed to persons in the USA, Canada, Japan, Australia or any other jurisdiction in which it would not be permitted. The securities have not been registered under the U.S. Securities Act. **TAX NOTICE:** The tax treatment depends on the individual circumstances of the investor or purchaser and may be subject to change in the future. The specific treatment in each individual case should be clarified with a tax adviser. Tax benefits under sec. 7g EStG relate exclusively to the purchase of a Tiny House, not to the participation securities. **IMAGE CREDITS:** p. 1: AdobeStock_GreenOptix / p. 2: AdobeStock_MaurizioRovati, AdobeStock_ThomBal, AdobeStock_Miss Irine **As at:** October 2026