

The logo features the text "ENRY'S ISLAND" in a large, bold, blue sans-serif font. The word "ISLAND" is partially enclosed by a blue circular shape that contains a white silhouette of two palm trees. Below this, the words "BUSINESS CREATION" are written in a smaller, blue, sans-serif font, followed by a registered trademark symbol (®). The background of the entire page is a vibrant, digital-style illustration of a tropical island at night. A large, bright white moon is positioned behind the logo. The island is lush with green vegetation, including palm trees, and has a small white building with a thatched roof. The foreground shows a rocky shoreline with large, reddish-brown boulders meeting the dark blue water of the ocean. The sky is a deep purple and blue, filled with numerous small white stars. The overall aesthetic is futuristic and high-tech, with a grid-like pattern visible in the lower half of the image.

# ENRY'S ISLAND

BUSINESS CREATION®

## ENRY'S ISLAND SPA BENEFIT CORPORATION

listed on the **Vienna Stock Exchange** - MTF Market  
**ISIN: IT0005504458** · **Symbol: EIOS**

# VENTURE BUILDING METAVERSE

INFORMATION MEMORANDUM  
V1.0 - 23

## Confidentiality & Risk Notice

This Confidential Information Pack (the "**Confidential Information Pack**") has been prepared solely for informational purposes from information supplied by or on behalf of Enry's Island S.p.A. (the "**Company**") and is being furnished to you in your capacity as a prospective lender or investor (the "**Recipient**") in considering the proposed Credit Facilities and/or investment terms described herein.

**ACCEPTANCE OF THIS CONFIDENTIAL INFORMATION PACK CONSTITUTES AN AGREEMENT TO BE BOUND BY THE TERMS OF THIS NOTICE AND UNDERTAKING AND THE SPECIAL NOTICE SET FORTH ON THE COVER PAGE HEREOF (THE "SPECIAL NOTICE"). IF THE RECIPIENT IS NOT WILLING TO ACCEPT THE CONFIDENTIAL INFORMATION MEMORANDUM AND OTHER EVALUATION MATERIAL (AS DEFINED HEREIN) ON THE TERMS SET FORTH IN THIS NOTICE AND UNDERTAKING AND THE SPECIAL NOTICE, IT MUST RETURN THE CONFIDENTIAL INFORMATION MEMORANDUM AND ANY OTHER EVALUATION MATERIAL IMMEDIATELY WITHOUT REVIEWING OR MAKING ANY COPIES THEREOF, EXTRACTS THEREFROM OR USE THEREOF.**

### I. Confidentiality

As used herein: (a) "**Evaluation Material**" refers to the Confidential Information Memorandum and (b) "**Internal Evaluation Material**" refers to all memoranda, notes, and other documents and analyses developed by the Recipient using any of the information specified under the definition of Evaluation Material.

The Recipient acknowledges that the Company considers the Evaluation Material to include confidential, sensitive and proprietary information and agrees that it shall use the Evaluation Material solely for the purpose of evaluating the Facilities and that it shall use reasonable precautions in accordance with its established procedures to keep the Evaluation Material confidential; provided however that (i) it may make any disclosure of such information to which the Company gives its prior written consent, (ii) any of such information may be disclosed to it, its affiliates and their respective partners, directors, officers, employees, agents, counsel, auditors, advisors and other representatives (collectively, "**Representatives**") (it being understood that such Representatives shall be informed by it of the confidential nature of such information and shall be directed by the Recipient to treat such information in accordance with the terms of the Notice and Undertaking and the Special Notice). The Recipient agrees to be responsible for any breach of the Notice and Undertaking or the Special Notice that results from the actions or omissions of its Representatives.

The Recipient shall be permitted to disclose the Evaluation Material (and the fact that such Evaluation Material has been made available to you and that discussions or negotiations are taking place concerning the Facilities or any of the terms, conditions or other facts with respect thereto) in the event that it is required by law or regulation or requested by any governmental agency or other regulatory authority (including any self-regulatory organization having or claiming to have jurisdiction) or in connection with any legal proceedings.

The Recipient agrees that it will notify the Company as soon as practical in the event of any such disclosure (other than at the request of a regulatory authority), unless such notification shall be prohibited by applicable law or legal process. The Recipient shall have no confidentiality obligation hereunder with respect to any Evaluation Material to the extent that such information (i) is or becomes publicly available other than as a result of a disclosure by the Recipient in violation of this agreement, or (ii) was within the Recipient's possession prior to its being furnished pursuant hereto or becomes available to the Recipient on a non-confidential basis from a source other than the Company or its agents, provided that the source of such information was not known by the Recipient to be bound by a confidentiality agreement with or other contractual, legal or fiduciary obligation of confidentiality to the Company or any other party with respect to such information.

In the event that the Recipient of the Evaluation Material decides not to participate in the transaction described herein, upon request of the Company, such Recipient shall as soon as practicable return all Evaluation Material (other than Internal Evaluation Material) or destroy all copies of the Evaluation Material (other than Internal Evaluation Material) unless prohibited from doing so by the Recipient's internal policies and procedures.

## II. Information

The Recipient acknowledges and agrees that (i) the Company prepared the Evaluation Material from information being available to the directors of the Company at time of the Evaluation Material being prepared and based on the current development, performance or position of the business, which is, to the management team's best knowledge, believed to be true and accurate. Such Evaluation Material is provided to the Recipient for informational purposes only, (ii) the Company and their affiliates bear no responsibility (and shall not be liable) for the accuracy or completeness (or lack thereof) of the Evaluation Material or any information contained therein, (iii) no representation regarding the Evaluation Material is made.

The Evaluation Material has been prepared to assist interested parties in making their own evaluation of the Company and the Facilities and does not purport to be all-inclusive or to contain all of the information that a prospective participant may consider material or desirable in making its decision to become a lender or an investor. Each Recipient of the information and data contained herein should take such steps as it deems necessary to assure that it has the information it considers material or desirable in making its decision to become a lender or an investor and should perform its own independent investigation and analysis of the Facilities or the transactions contemplated thereby and the credit worthiness of the Company. The Recipient represents that it is sophisticated and experienced in extending credit or investing in entities similar to the Company. The information and data contained herein are not a substitute for the Recipient's independent evaluation and analysis and is not, and should not be considered as, a recommendation by the Company and any of its affiliates that any Recipient enter into the Facilities.

Certain information presented in this presentation contain "forward-looking statements", including "forward-looking financial information" and "financial prospects", within the meaning of applicable securities laws (collectively hereinafter referred to as forward-looking statements). Except for historical factual statements, the information contained herein constitutes forward-looking statements and includes, but is not limited to,

(i) the expected financial performance of the Company; (ii) the completion and use of proceeds from the sale of the shares offered here; (iii) the expected development of the Company's activities, projects and joint ventures; (iv) execution of the Company's vision and growth strategy, including with respect to future merger and acquisition activity and global growth; (v) sources and availability of third party funding for the Company's projects; (vi) completion of the Company's projects currently underway, under development or in any other way under consideration; (vi) renewal of current contracts with customers, suppliers and other materials of the Company; and (vii) future liquidity, working capital and capital requirements.

Forward-looking statements are provided to allow prospective investors the opportunity to understand management's beliefs and views about the future so that they can use those beliefs and views as a factor in evaluating an investment.

These statements are not guarantees of future performance. Such forward-looking statements necessarily involve risks and uncertainties, both known and unknown, that could cause actual performance and financial results in future periods to differ materially from any projection of future performance or results expressed or implied in such forward-looking statements.

Although the forward-looking statements contained in this presentation are based on what the Company's management believes are reasonable assumptions, there can be no assurance that forward-looking statements will prove accurate, as actual results and future events could differ materially from those anticipated. in such statements. The reader is advised not to place undue reliance on forward-looking statements.

Statements herein are made as of the date on the cover of this document unless an earlier date is indicated.

### III. General

It is understood that unless and until a definitive agreement regarding the Facilities between the parties thereto has been executed by the Recipient, the Recipient will be under no legal obligation of any kind whatsoever with respect to the Facilities by virtue of this Notice and Undertaking except for the matters specifically agreed to herein and in the Special Notice. The Recipient agrees that money damages would not be a sufficient remedy for breach of this Notice and that in addition to all other remedies available at law or in equity, the Company shall be entitled to equitable relief, including injunction and specific performance, without proof of actual damages.











This Notice and any non-disclosure agreements in place embody the entire understanding and agreement between the Recipient and the Company with respect to the Evaluation Material.








The terms and conditions of this Notice and shall apply until such time, if any, that the Recipient becomes a party to the definitive agreements regarding the Facilities, and thereafter the provisions of such definitive agreements relating to confidentiality shall govern. If you do not enter into the Facilities, the application of this Notice shall terminate with respect to all Evaluation Material on the date falling five years after the date of the Confidential Information Memorandum.











This Notice shall be governed by and construed in accordance with the laws of Italy. The Courts of Pescara will have non-exclusive jurisdiction to deal with any dispute which has arisen or may arise out of, or in connection with, this Notice.

## A fast growing and specialized market The VC 3.0 era begins

Venture building has matured over time, evolving alongside different eras. The world is witnessing a **growing** number of startups, (**+305M** new Startups per year). As a result, **VCs** are becoming increasingly **specialized**, focusing more on **early-stage Startups**.

ERAS	Hardware 1970-90	OS & Software 1980-2000	WEB 1.0 Dot com 1990 - 2000	WEB 2.0 Social Sharing Economy 2000 - 2020	WEB 3.0 Metaverse, Blockchain, Gaming 2020 - FUTURE
	 	 	 	 	 

CONCEPT	1970-90	1980-2000	1990 - 2000	2000 - 2020	2020 - FUTURE
				  	  

COMPETENCE	1970-90	1980-2000	1990 - 2000	2000 - 2020	2020 - FUTURE
	 	 	 	 	 

CAPITAL	1970-90	1980-2000	1990 - 2000	2000 - 2020	2020 - FUTURE

In the past there was the **VC' passive model**, where VCs would mainly serve a function as an investor and board advisor.  
**New models emerged**, that focused less on the capital itself, but on everything else that could make a company **successful** (like investor connections and portfolio synergies).  
 Following the rise of the Startups and Venture Builder trends, **VC** had to change strategy, becoming more **operational** in support of its portfolio, rather than simply taking a step back and merely providing quarterly board member steering.



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 Share Capital: € 120.831,00 fully paid up

# Opportunity

## An ocean to be filled

In today's rapidly evolving venture-building industry, numerous gaps are becoming evident, which pave the way for new and exciting opportunities.

- **High Mortality Rate:** The actual mortality rate of the Startups is over **90%**. Many startups face a **high failure rate** due to **scarcity** of a solid **support** from Incubators/Accelerators & Venture Builders;
- **Lack of transparency: Limited transparency of Startups' Data** (e.g. real time OCF, social engagement, man-hours worked, actual sales pipeline and conversion rate, etc.) and operative results lead to a **lack of trust** and **confidence** among **investors**, making it challenging for startups to secure funding and support necessary to fuel their exponential growth.
- **Centralized Operators: Centralized Operators** may lead to the creation of **challenges** for Startups located in the Rest of the World. Whilst the "start small, then scale" maxim stands true, a fixed geographical presence is a limiting factor for a Startup to scale. This can be **unlocked** by offering them the **key to unlock the value of DAO** and to **operate in a decentralized way**, with the right framework and support.
- **Lack of validated and scalable methodology: The success rate** of startups supported by incubators/accelerators is below **20%** due to the **inefficiency** of the **non - scalable methodologies** being employed by all incubators (e.g. business canvas, mentorships, etc.).
- **Knowledge of Web3 trends:** Only the **10% of Venture Builders** are **aware** and **master** the **Web3 trends** from a Technological, Legal and Financial standpoint.;



# Enry's Island S.p.A.

## Next Gen Venture Builder is raising

Enry's Island S.p.A. is the **first and only Venture Builder in the world listed in a Stock Exchange**, which boasts a series of **competitive advantages** and **unique best practices**, validated in over **15 years** of experience, and represents a **game changer** in the Venture Building Industry:

- **Holistic Approach & 3 Layers;**
- **Enry's Model Patent;**
- **Distributed and decentralized corporate architecture;**
- **Solid and proprietary IT Framework to manage processes and community efficiently and effectively;**
- **Horizontal Knowledge of the innovation history and specialization on the web3.0, with multiple industry-specific (vertical) expertise;**

**\*3 Layers - Ref. section slide 8**



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## An holistic approach 3 Layer Infrastructure

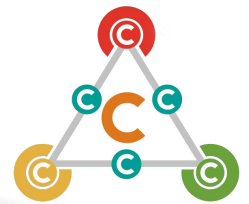
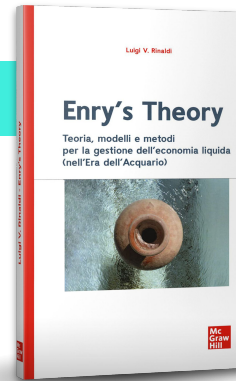
**Enry's Island S.p.A. Infrastructure is holistic both horizontally** (throughout the creation process, from the idea to the exit), and **vertically**, thanks to its **3 layers**, which make it a unique player in its holistic approach, from the **industrial as well as financial** point of view.

### Business Layer

[enrysisland.com](http://enrysisland.com)



Collection of **best practices** and repeatable **organizational approach** transferred on to the Portfolio Startups (IP Asset)

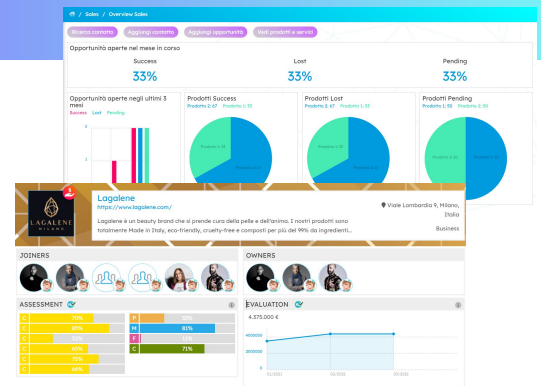


### Software Layer

[hui.land](http://hui.land)



**Virtual office space** for all Startups to **operate in a decentralized way**, whilst ensuring investors and CEOs **full transparency** on their companies' **operational performance** (e.g. trends and real time data on sales pipeline, live deals, OCF, recruitment, sales orders, social engagement, user acquisition, etc.)

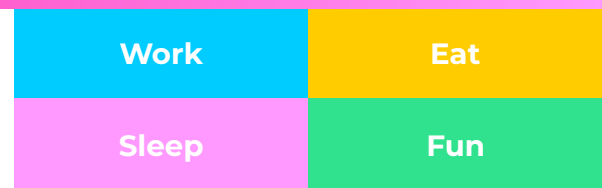


### Space Layer

[rinascimento5.com](http://rinascimento5.com)



**Physical and meta office spaces** provided to the Portfolio Startups to **scale from anywhere in the world** or in the multiple Enry's Island hubs. (Real-estate Asset)

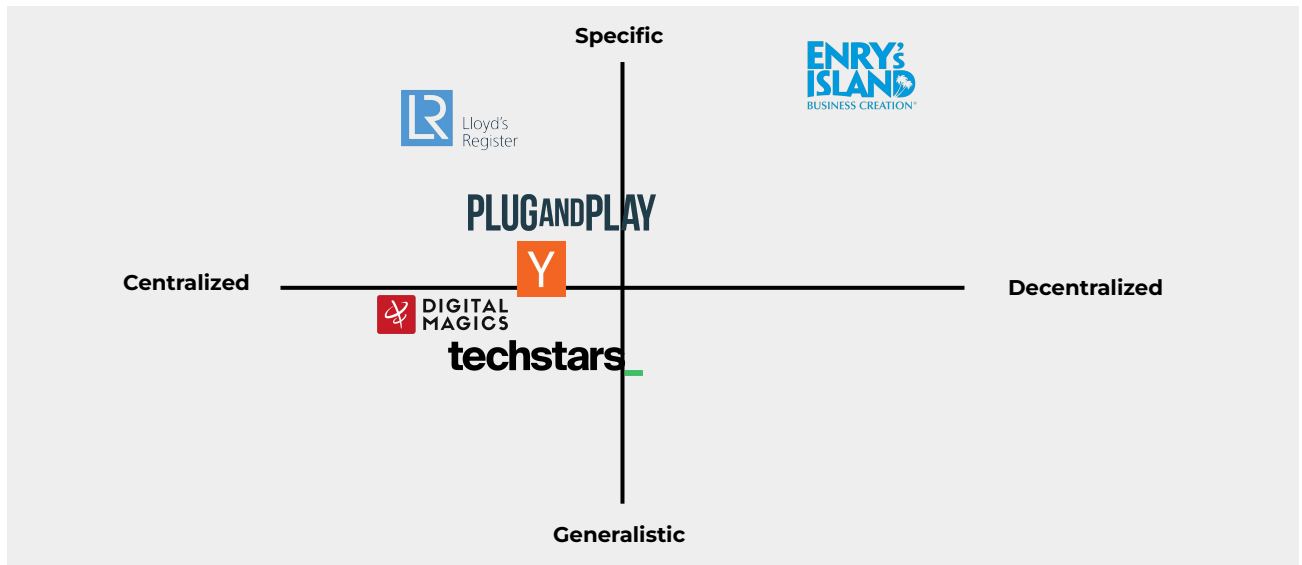


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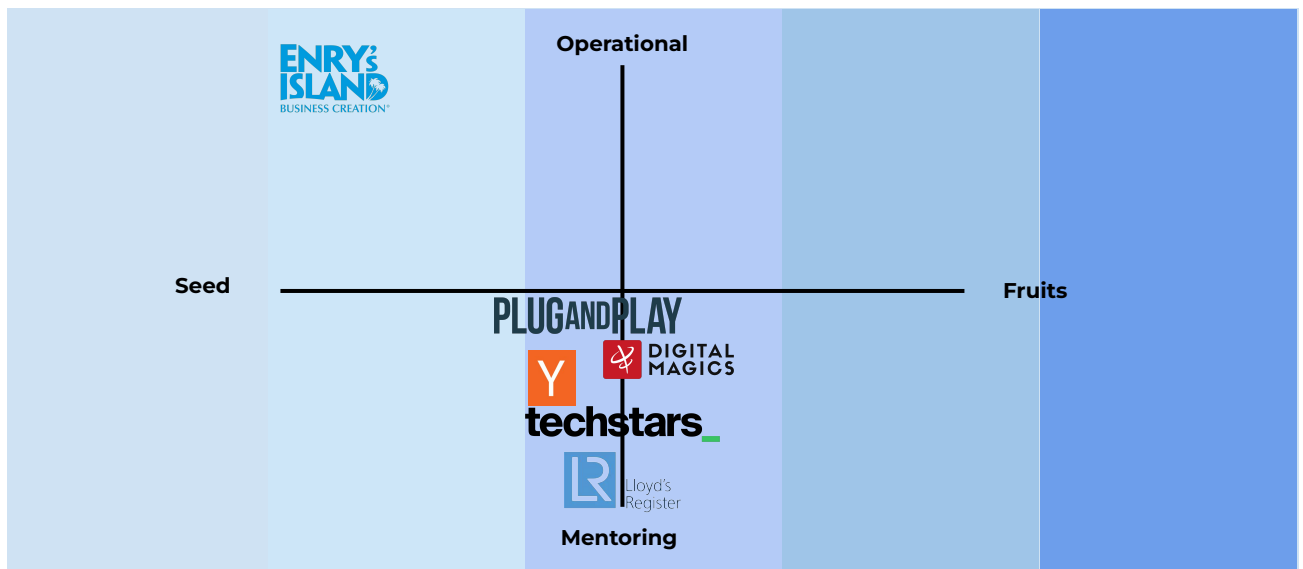


# Cutting-Edge and Distinctive Positioning: Driving the Future

## Innovating the industry through operational decentralization



Enry's island S.p.A. is **recognized** as the **first incubation and acceleration metaverse**, leading it to receive **international applications** from startups in the **web3.0 industry**. Thanks to the **solid infrastructure of the 3 layers and its Local Companies** Enry's Island S.p.A. is able to **operate at a decentralized level, scouting out the most promising concepts globally** and not only nationally.

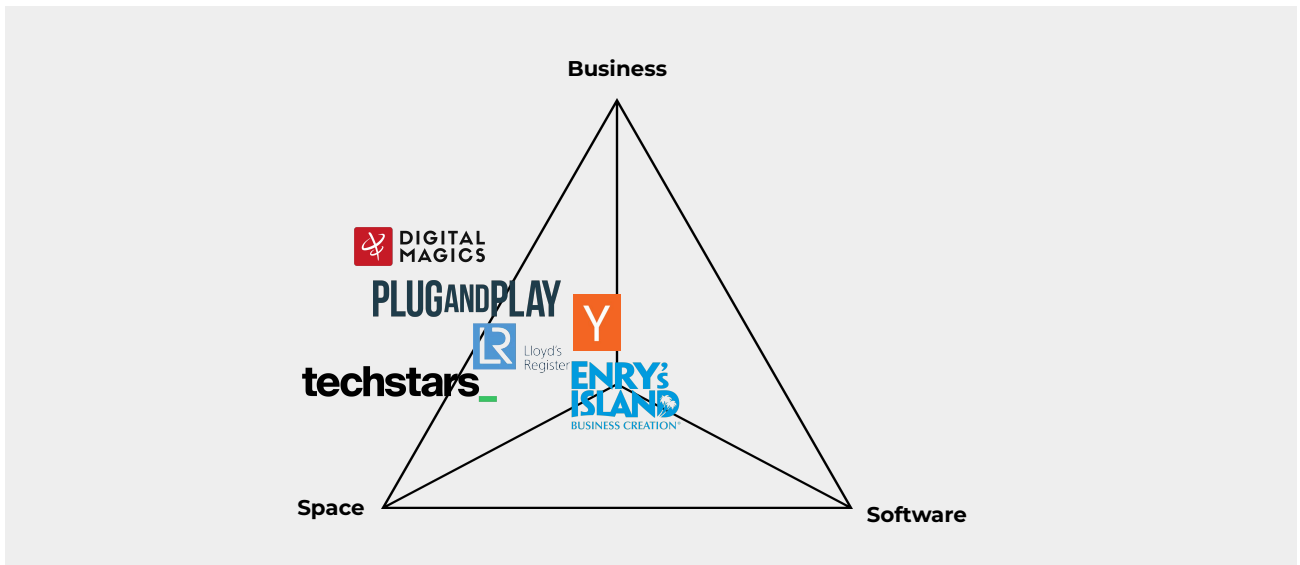


Enry's Island S.p.A. **specialization in supporting Startups from the most delicate phase of concept consolidation** allows it to act much more easily, bringing in **operational competencies** that as a result can boasts only the **10% of mortality rate**.

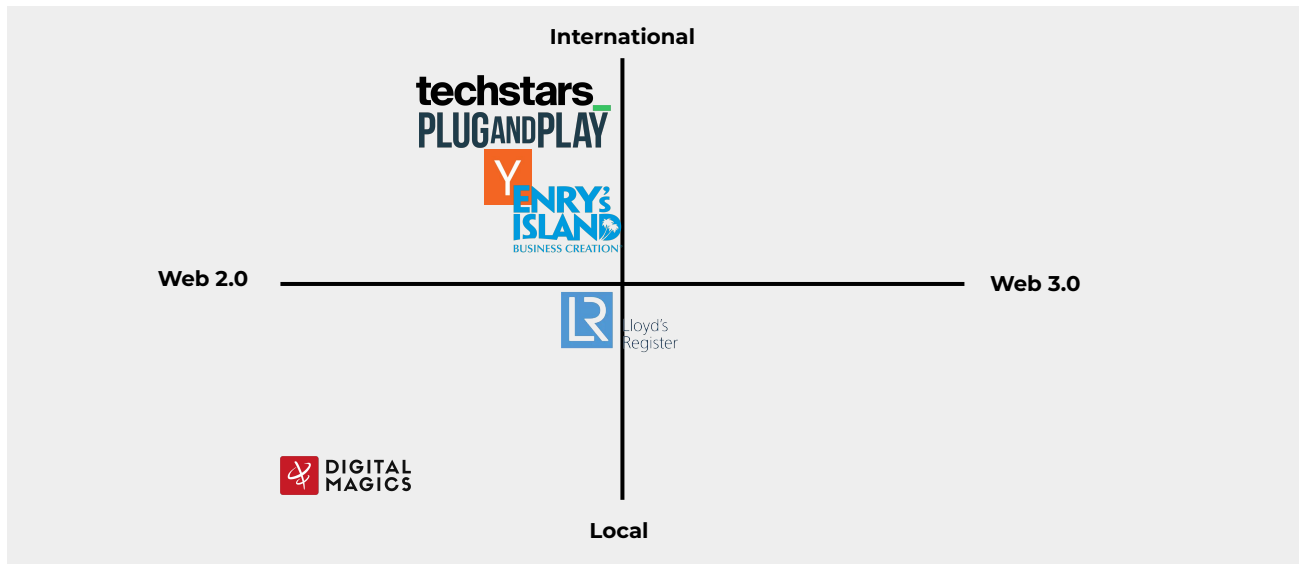
SEED	PLANT	LEAVES	FLOWERS	FRUITS
Business Idea	Product Development	Market Validation Pre-revenues	Market Post-revenues	Fundraising



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Enry's Island S.p.A. has a **proprietary Methodology**, the **Enry's Model** and offers to all its stakeholders **spaces both virtual and physical all around the world**, providing a **tool** that helps the startups to scaleup which **differentiates** it from its **competitors**, who instead primarily offer **mentoring in crowded city centers**.



Through the Enry's Island S.p.A. **specialization on Web3.0** and **latest technologies** startups in portfolio are able to **transition into a Web3.0 concept** and Enry's Island S.p.A. is able to **support Startups in that industry**. Being **decentralized** and thanks to its layers Enry's Island S.p.A. can reach the **best prominent startups from all over the world**.

# All in one & holistic environment

## Pioneering an Holistic Approach in Venture Building

	SUB LAYER						
BUSINESS LAYER	Proprietary Methodologies	Green	Orange	Orange	Green	Orange	Orange
	Node distributed architecture	Green	Red	Red	Red	Red	Red
	Providing 4 Business Units	Green	Red	Red	Red	Red	Red
SOFTWARE LAYER	Business Management Tool	Green	Red	Red	Red	Red	Red
	Social engagement Tool	Green	Red	Red	Red	Green	Red
	Crowdfunding Tool	Green	Red	Red	Red	Red	Red
	Crypto Coin	Green	Red	Red	Red	Red	Red
	Metaverse & Virtual Spaces	Green	Red	Red	Red	Red	Red
SPACE LAYER	Virtual Spaces	Green	Red	Red	Red	Red	Red
	Physical Spaces	Green	Green	Green	Green	Green	Green

## Business Layer



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# Let's focus on the advantages of the Business Layer

## A collection of best practices and patented methodologies

All the **best practices, processes, proprietary methodologies** and the **+800 Stakeholders** of Enry's Island S.p.A. are included in the **Business Layer infrastructure**

- **Corporate Structure;**
- **Solid organizational structure;**
- **Operative Approach;**
- **Enry's Model;**
- **Enry's Theory;**
- **Enry's Manifesto;**

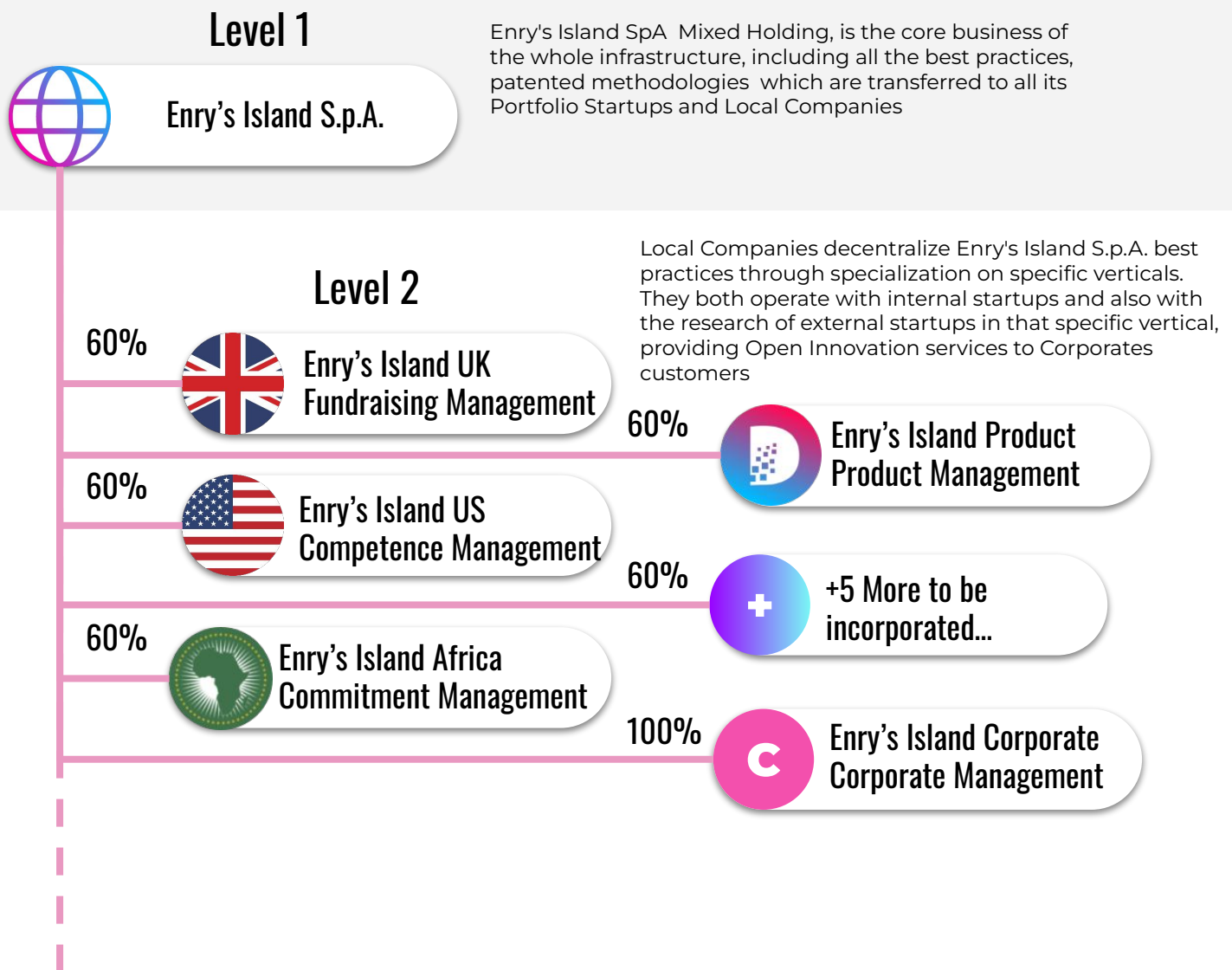


# A decentralized infrastructure

## An international presence

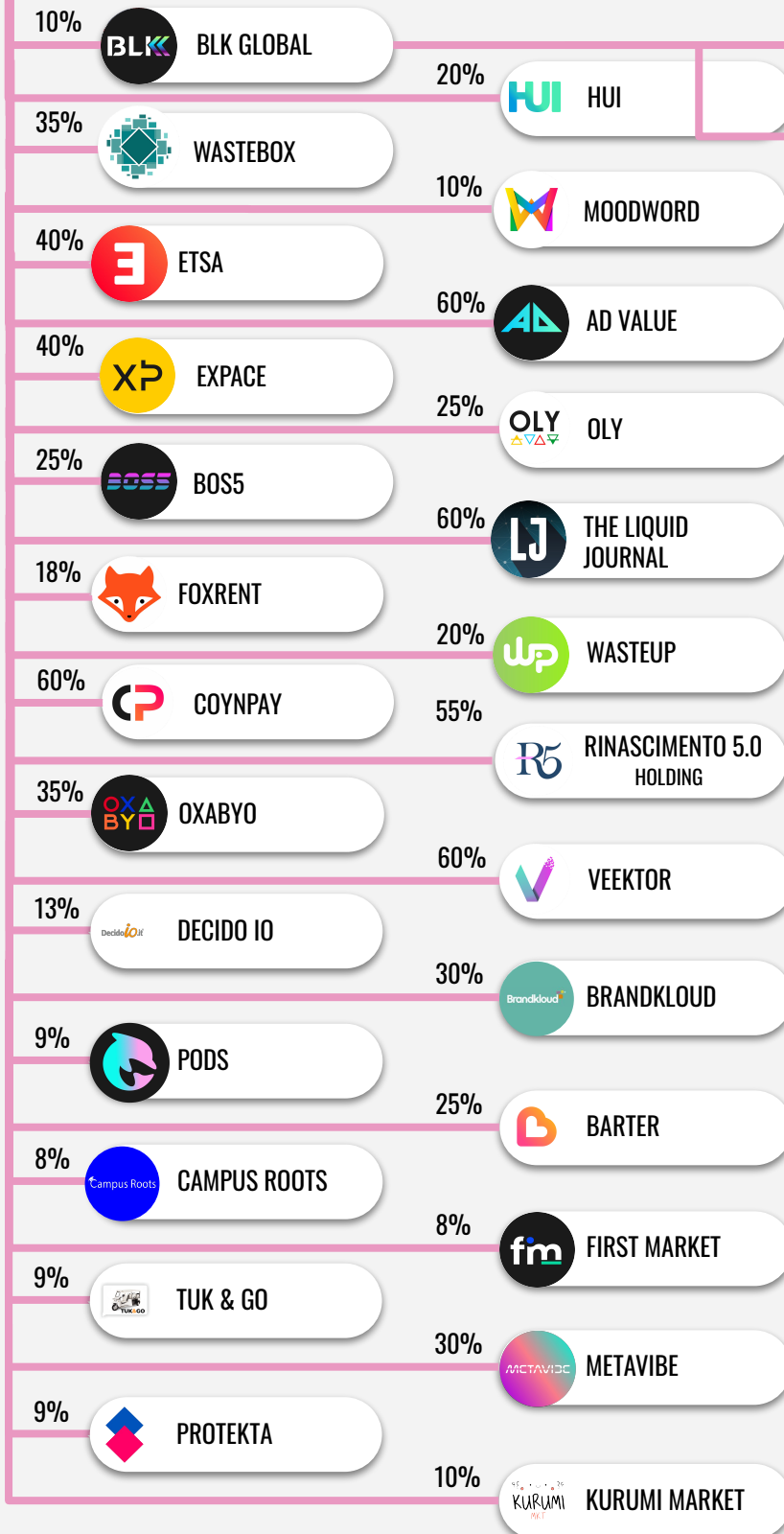
The **corporate structure** and **architecture** of Enry's Island S.p.A. has been designed to **scale rapidly**, from a dimensional, geographical and strategic point of view. The **decentralized structure** in terms of functions and competencies is designed to leverage **best practices** and partners' local network. Each **local company** (LC) is a subsidiary of Enry's Island S.p.A. and covers **specific business functions** (fundraising, product development, corporate support, market access support, etc.).

Enry's Island S.p.A. will **incorporate by 2024 10 Local Companies**, each of them **focused on a specific asset or activity**, as of today Enry's Island S.p.A. **incorporated 5 Local Companies** distributed all over the world.

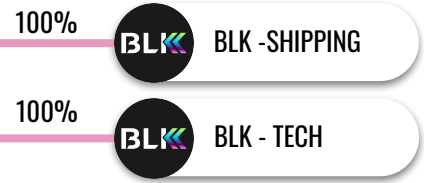


## Level 3

The International Portfolio Startups are assets of Enry's Island S.p.A., in which has minority stakes. It supports them through their whole life cycle with its best practices and methodologies and operational approach



## Level 4



Level 4 startups are shared by Level 3 startups.

# Proprietary operating method unlocks remarkable portfolio performance

## Portfolio Companies latest achievements

Enry's Island S.p.A operational methodology and processes bring to its portfolio startup remarkable performances:



- >£3M of revenues;
- A stock in the Marketplace of \$5.6B
- A growth rate of 270% per quarter



- Closed partnerships with the best Fashion Marketplace in the world (YOOX - ASOS - SHEIN)
- +10.000% of increased traffic via Tik Tok Campaign
- The founder has been awarded as one of the best under 30 Startupper in the World by Forbes
- Raised €250K from Equity Crowdfunding



- Best Startup of the month, StartupItalia Contest
- +73 NFT on OpenSea



- Raised €300K
- Closed Partnership with Accenture
- +210K Data in stock
- +8M Evaluation



- +130% user monthly growth rate
- Barter published on the best italian journals (Il giornale - Il messaggero)



- Leon Hendrix, brother of Jimi Hendrix joined Metavibe



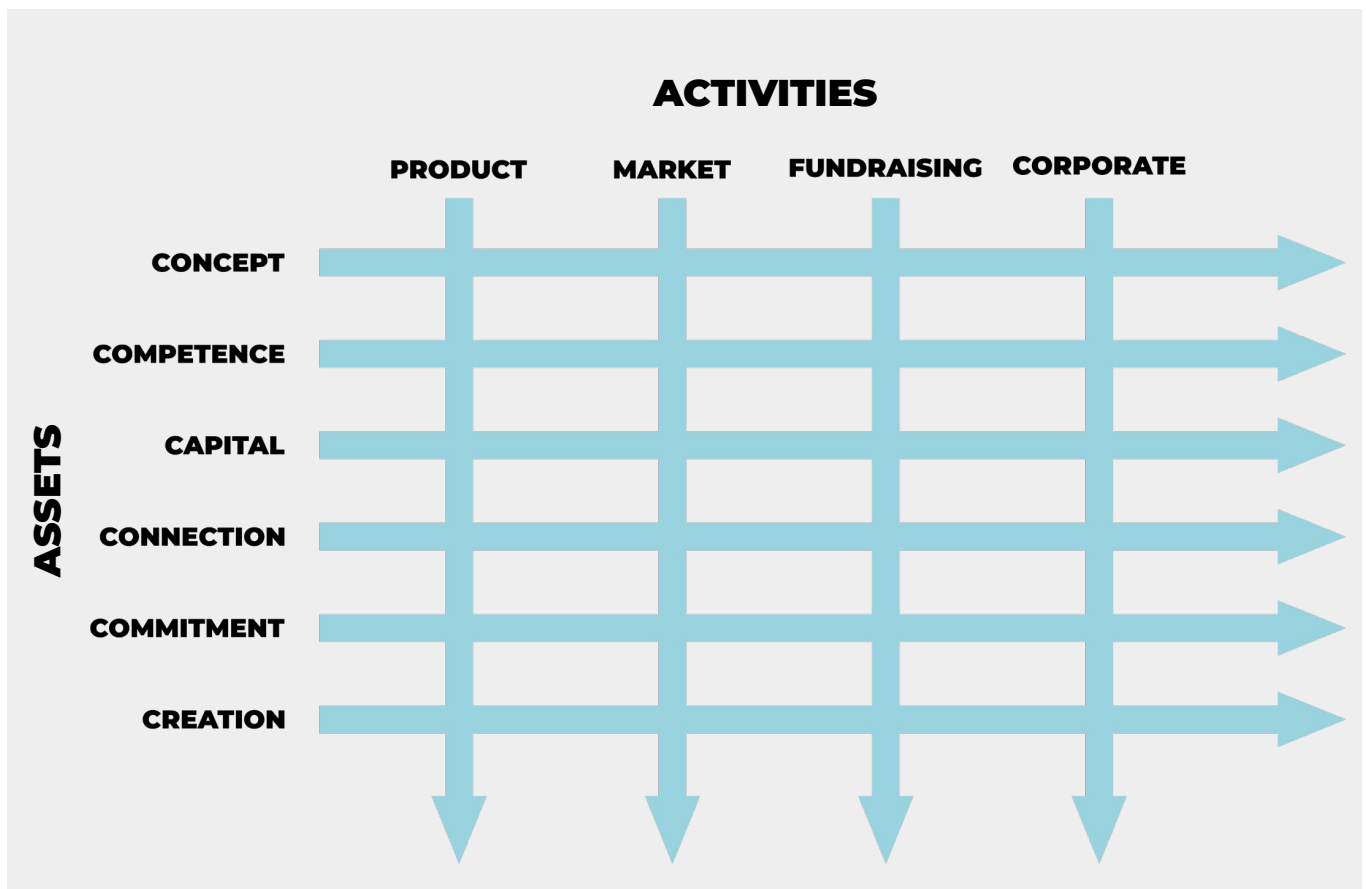
- Wastebox Awarded as the best waste management Platform B2B



# Driving startups to success

## Providing Strategic and Operational support

Enry's Island S.p.A. **action plan is 100% customized** based on the need of the specific startup. Our **business model** consists in **co-investing** with the founders generally between the **70% and 90%** of the value of the acceleration programme, providing **in-kind assets and activities** (i.e. **operational support** on market, product, fundraising and corporate activities, allocating a certain number of man-days to each to make up Enry's Island S.p.A share of the investment)



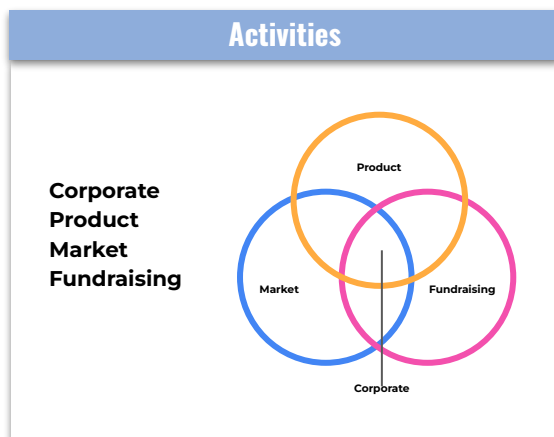
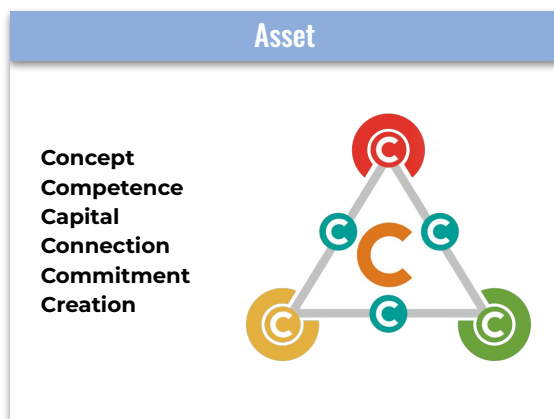
# Enry's Model

## Inside the hearth of the business

The Enry's Model is an invention patent **filed with the IUBM** ideated by the Founder & Chairman Luigi Valerio Rinaldi.

The Enry's Model is based on the **2 paradigms**, the **Enry's Assessment** and the **Enry's Evaluation** which both of them, organizes the management of Assets and Activities that contribute to the **value creation** (industrial and financial).

Through **Enry's Chart of Accounts** and its proprietary methodology, Enry's Island S.p.A. is able to operate within a **crystal-clear accounting management**.



The **Enry's Model** is used

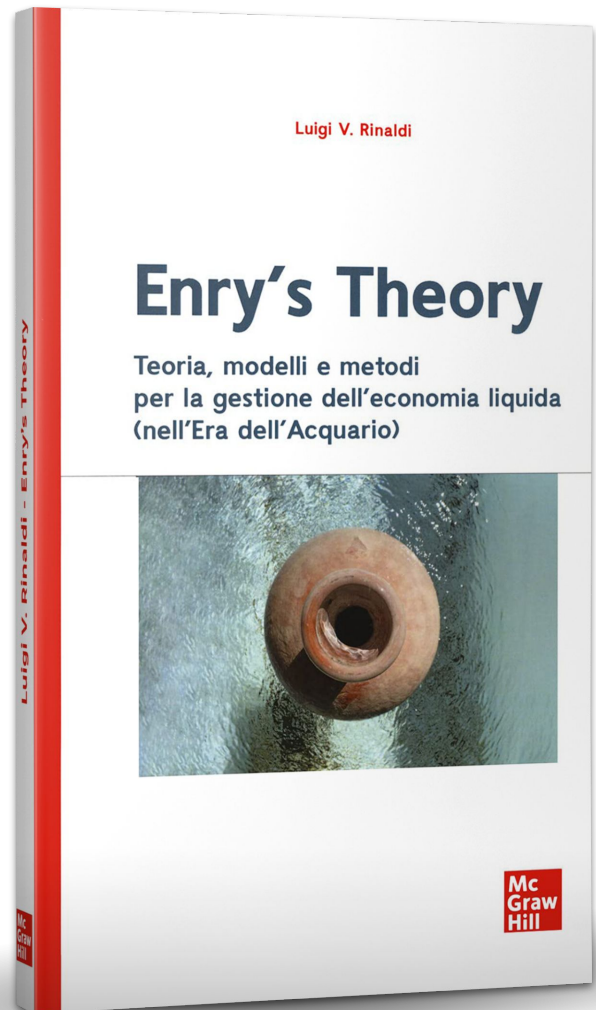
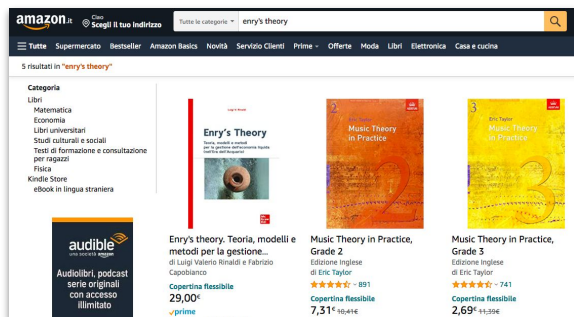
- 1) to **evaluate holistically** Enry's Island dealflow and derive correct valuations
- 2) to **engender and transfer** on to the portfolio companies **structured** and **equal organizational approach** to prepare them for a rapid scalability and enable an easy and effective portfolio management.

# Enry's Theory

## Theory, models and methods for the management of the liquid economy (in the Age of Aquarius)

Enry's Model and Enry's Island best practices have become an **economics manual published by McGrawHill** ("Enry's Theory - Theory, Models and Methods for Managing the Liquid Economy (in the Age of Aquarius)"), included by editor in the **higher education line dedicated to teachers and top managers** (with a preface by Fabrizio Capobianco, one of the top Italian Entrepreneurs in Silicon Valley).

The Enry's Theory book is **used** from its **+800 Stakeholders** and by **top managers and key people from all over the world**.

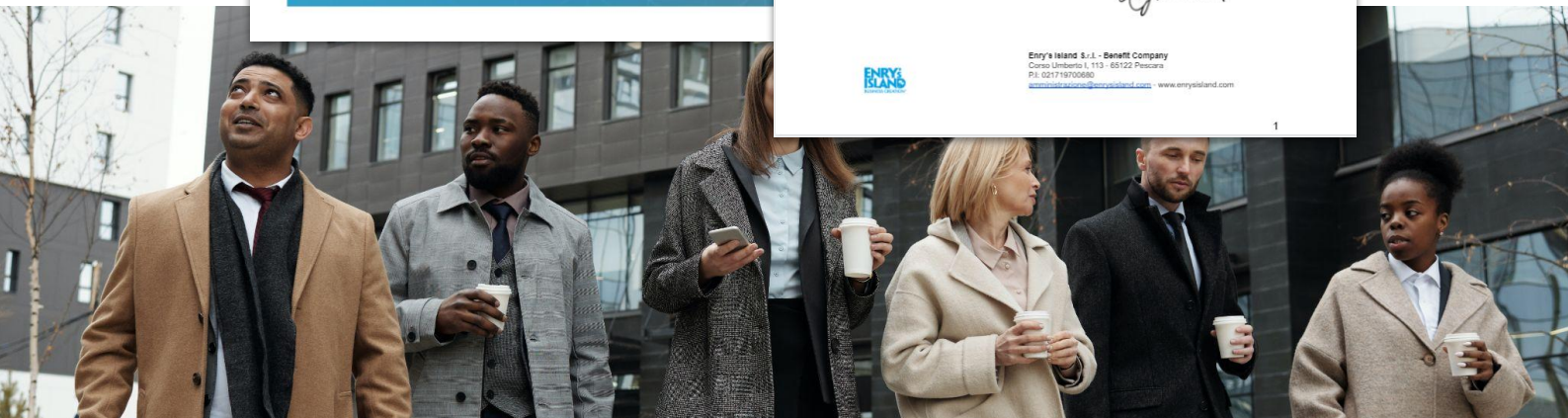
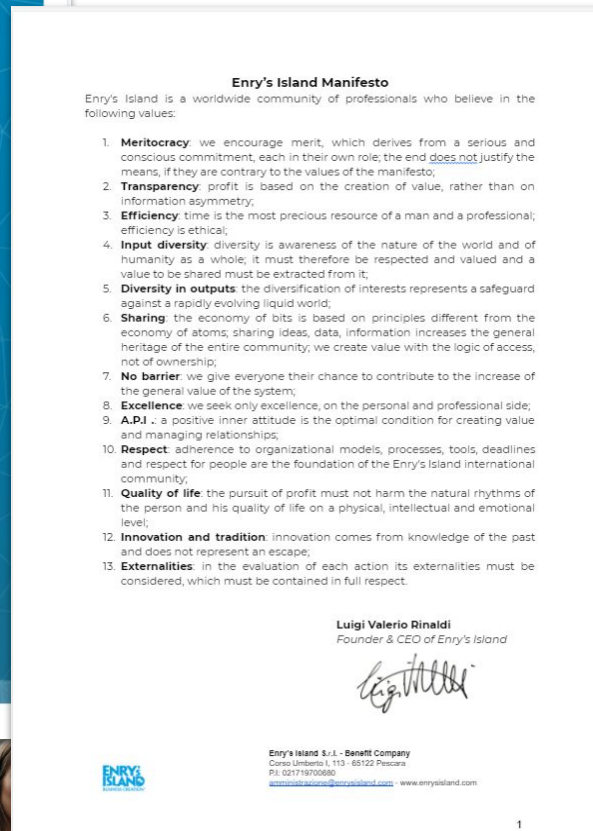
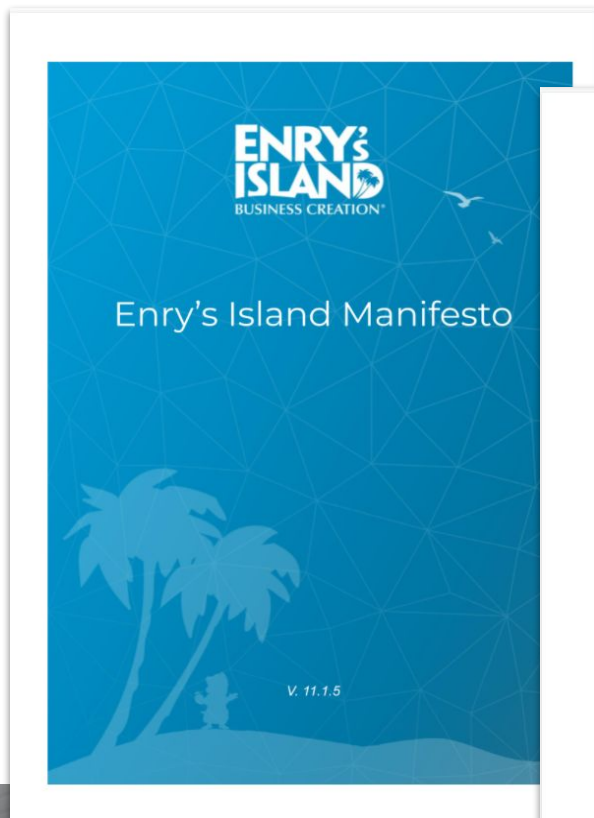


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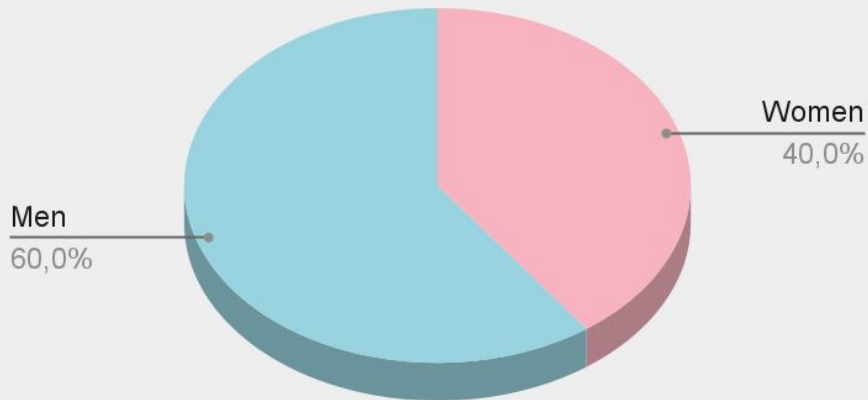
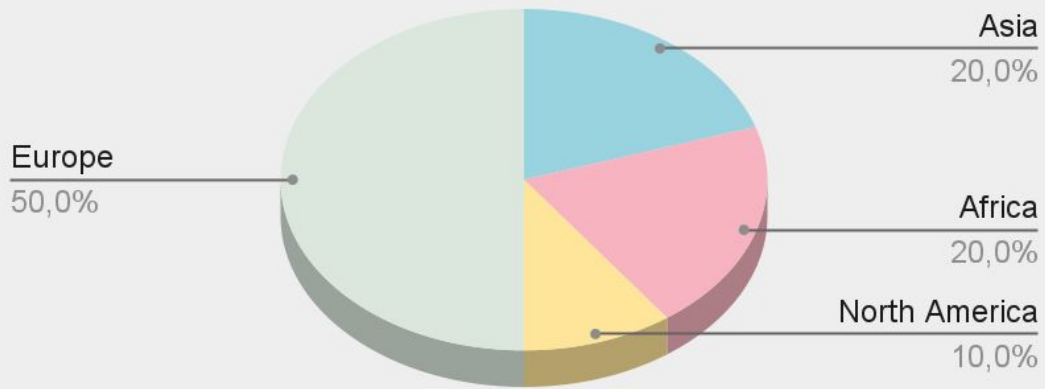
## Our commitment to Sustainability and Cultural Integration Respecting Diversity through sustainable methodologies

Enry's Island S.p.A has drawn up a 13-point manifesto in 2018 (**Enry's Manifesto™**), coherent with **United Nations 17 Sustainable Development Goals**, with the aim to become a **Benefit Company**.

- Meritocracy
- Transparency
- Efficiency
- Diversity in input
- Diversity in outputs
- Sharing
- No barriers
- Excellence
- I.P.A. (Inner Positive Attitude)
- Respect
- Quality of life
- Innovation and tradition
- Externalities

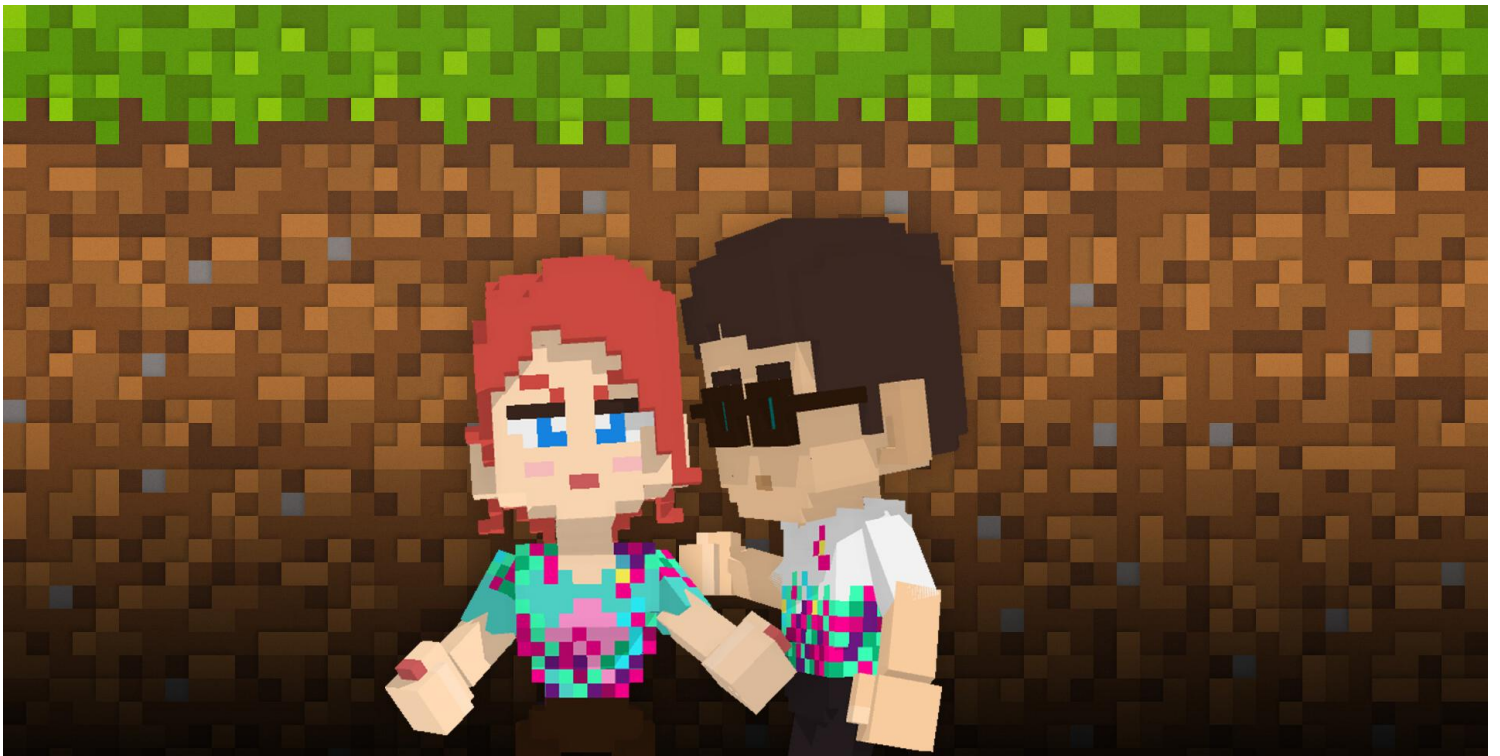


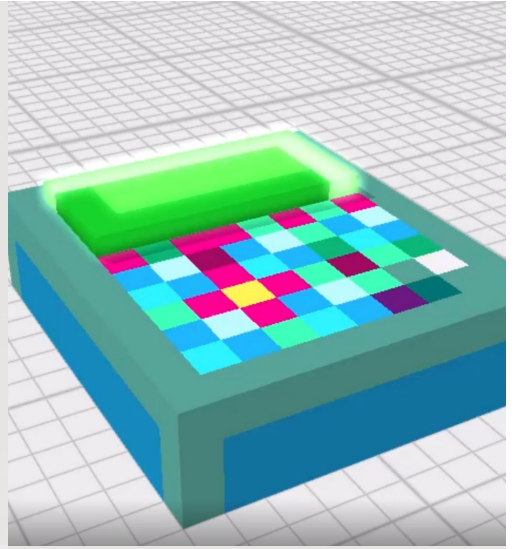
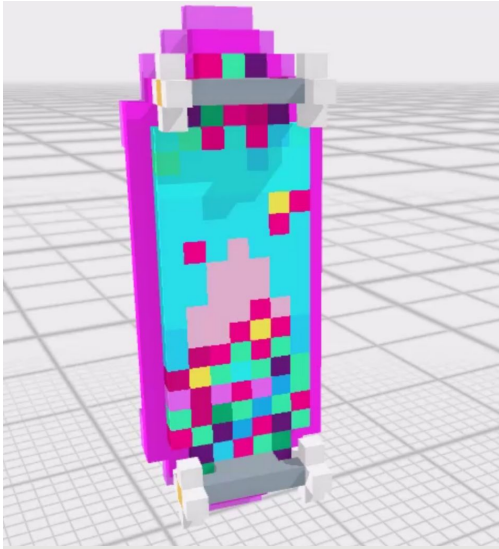
**+800** Enry's Island Stakeholders are **distributed all over the world**, starting from Europe to Africa, Asia and North America. Enry's Island **embraces cultural diversities** and **makes value** out of them.



# ISLANDER

Enry's Island S.p.A has **designed** a series of **outfits** and **merchandising** to make every **islander** of the Enry's archipelago **unique**, increasing the **Brand Awareness**.





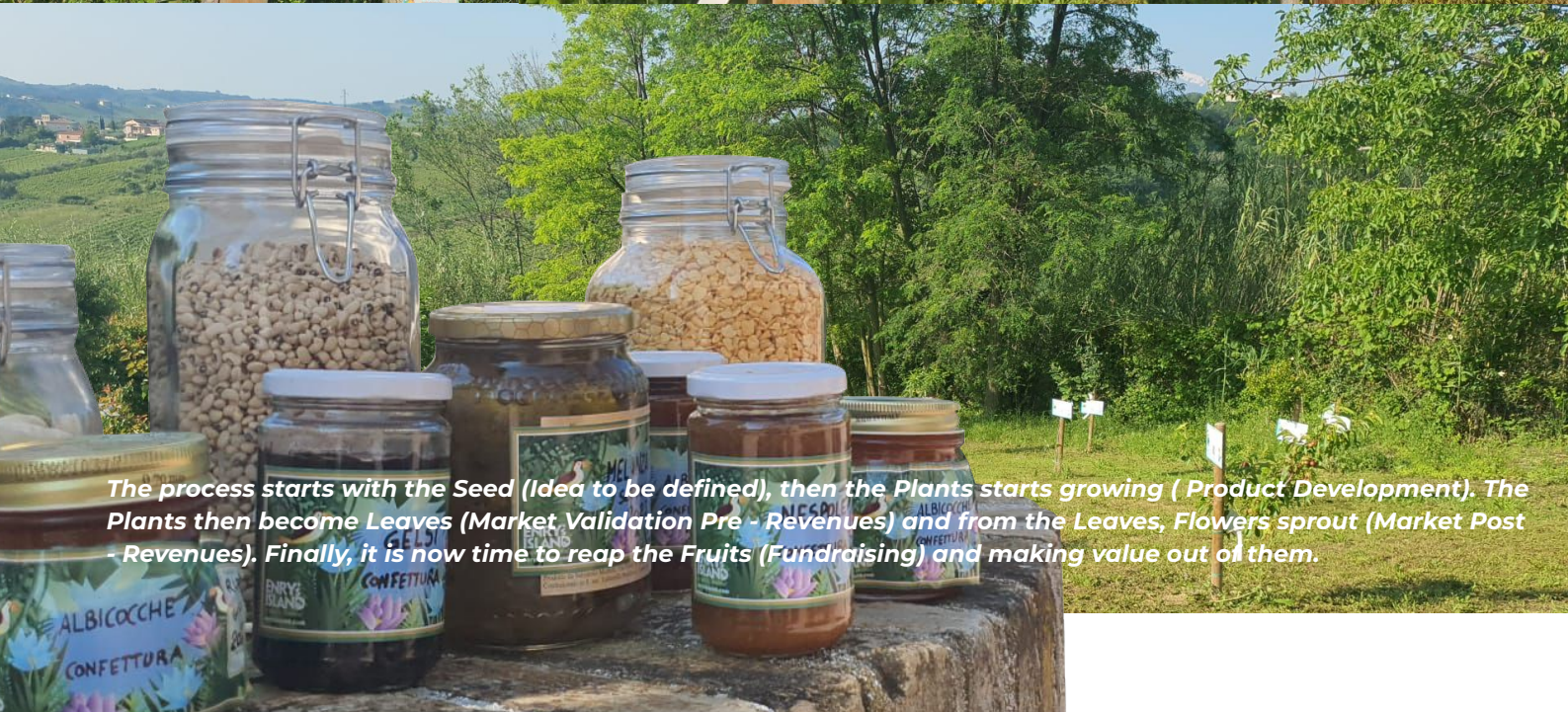
ISLANDER

# A disruptive approach to VC models

## Nature and Business have a lot in common

By adopting a **new venture capital model** that is not artificially inflated as it was in the past, Enry's Island S.p.A. strive to take a **sustainable and balanced approach**. By aligning ourselves with **nature's cycles**, we recognize the **patience required for growth without compromising our ambitious vision**.

That's why Luigi Valerio Rinaldi, CEO & Chairman of Enry's Island S.p.A. **personally planted and grew tree plants from a Rinascimento 5 spot**.



*The process starts with the Seed (Idea to be defined), then the Plants starts growing ( Product Development). The Plants then become Leaves (Market Validation Pre - Revenues) and from the Leaves, Flowers sprout (Market Post - Revenues). Finally, it is now time to reap the Fruits (Fundraising) and making value out of them.*



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 REA: FG – 324060 Business Register · Tax Code / VAT Number: 02171970680  
 Share Capital: € 120.831,00 fully paid up



# A Venture Capital Fund for Post - Seed Startups

## Enry's Island S.p.A. founding partner of Coopera Fund

Enry's Island S.p.A. is **1** out of 6 **Founding Partners** of Coopera.

Coopera brings together Italy's most influential Incubators and Accelerators to facilitate the investment process of their most promising startups by channeling them into a dedicated **Venture Capital Fund**.

The **lack** of investors operating in the **"post-seed" phase** and the **difficulty** of raising financial resources for amounts ranging typically from **€500K to €1.5M** is what inspired the establishment of Coopera.



## Software Layer

# HUI



# HUI, the Super - App of the 3 layers infrastructure

## HUI Benefits

The **software layer** of the Enry's Island S.p.A. infrastructure, put in practice all its **best practices, processes** and **proprietary methodologies** using the **Super App HUI**, a portfolio Company of Enry's Island S.p.A. designed specifically for the **VC's Industry**, supporting the Startup during its **whole lifecycle**, from the application until the raising.



**Manage** - efficiently and effectively **control** and **manage** your start-ups, earn from them as they use HUI apps.

Improve decision making processes whilst managing your workload with less resources. Increase your revenue on average \$16k per start-up per year.



**Monitor** - 360°, overarching view of all your portfolio start-ups. Effectively oversee all aspects of their **operations, management** and **business processes**.

Improves decision making and transparency over KPIs and Milestones, which are automatically updated by HUI.



**Cooperation & Knowledge Sharing** - Subject Matter Experts and Founders can **interact** and **share resources, collaborating** across startups to create a **digital co-working environment**.

Improves **effectiveness** and **value** of portfolio start-ups, **increasing** business growth and **lowering** their burn rate.



**Data-driven Crowdfunding** - Start-ups are objectively valued on the basis of key assets and competences, providing your investors with **full transparency** over companies' KPIs, milestones and growth potential.

**Improve** crowdfunding **transparency** basing it on objective KPIs **monitoring**, **increase** deal flow by 250% and **achieve** funding targets faster.

## A Super - App designed for the VC Scene A necessary tool to scale up

A **super-app** built to **manage** all the business functions of **SMEs** and **startups**.

HUI is designed to **allow** investors/accelerators to **access strategic KPIs** in order to **evaluate** and **invest** in startups



contains **3 sections**:

### .Desk

**20+ apps** to manage  
all the business  
functions

### .Play

a “crunchbase-alike”  
**social network** for all  
the innovation scene  
stakeholders

### .Meta

in design &  
development stage

the first Metaverse WW  
for Startups and VCs

validated by more than 150 companies validated by more than 150 companies

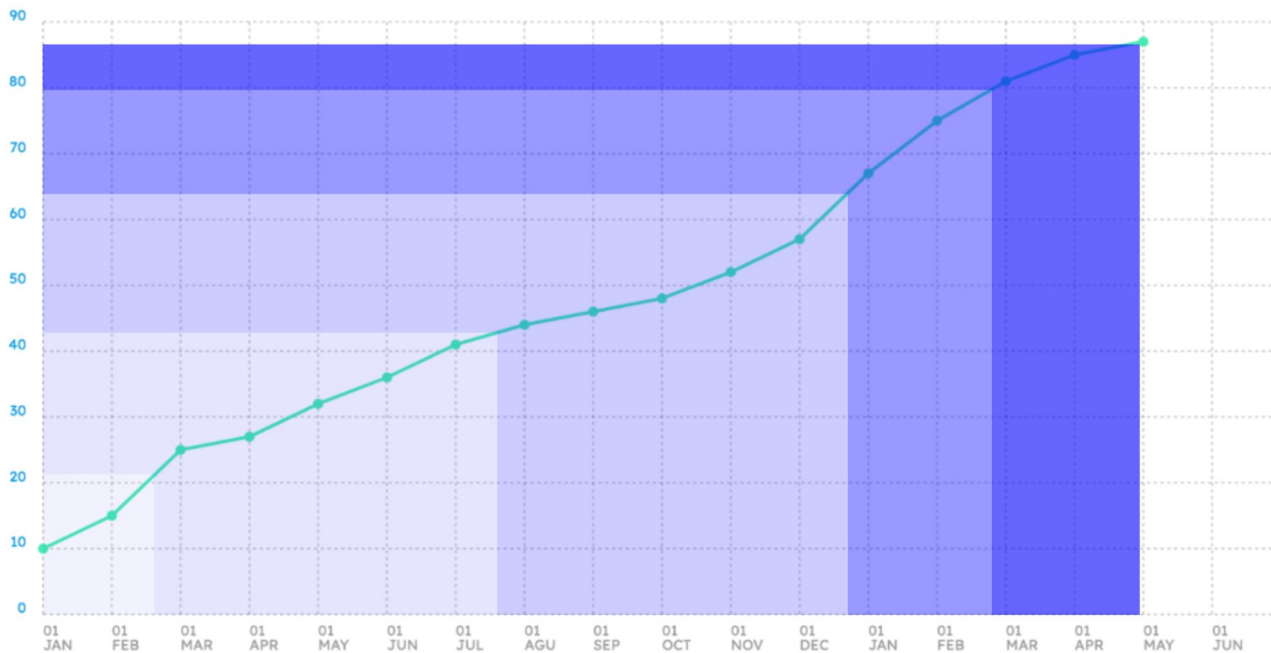
# HUI.desk - The tool

## Transparency & Efficiency is a top priority

Enry's Island S.p.A. with the support of the tool **HUI** is able to offer to its Stakeholders, including Investors, **transparency** showing all the **KPIs in real time**. Enry's Island S.p.A. provides this platform to all its Portfolio Startups, granting to Investors the best **transparent data** in the whole industry.

[Graphic]: Startup Creation Phase

Creation Stage - Startup Actual Balance



**Enry's Island SpA**  
 Arcipelago Enry's Island - Archipelago  
<https://www.enryisland.com/>  
 Enry's Island is the first Incubation & Acceleration Metaverse worldwide, with a global community of more than 800 stakeholders (entrepreneurs, investors, professionals), more than 20 startups in...

**JOINERS**

**OWNERS**

**ASSESSMENT**

C	98%
C	95%
C	70%
C	84%
C	99%
C	85%

**EVALUATION**

40.000.000 €

CAMPAIGN COMPLETED ON 31/12/2021

MIN 80000.00  
 MAX 1600000.00

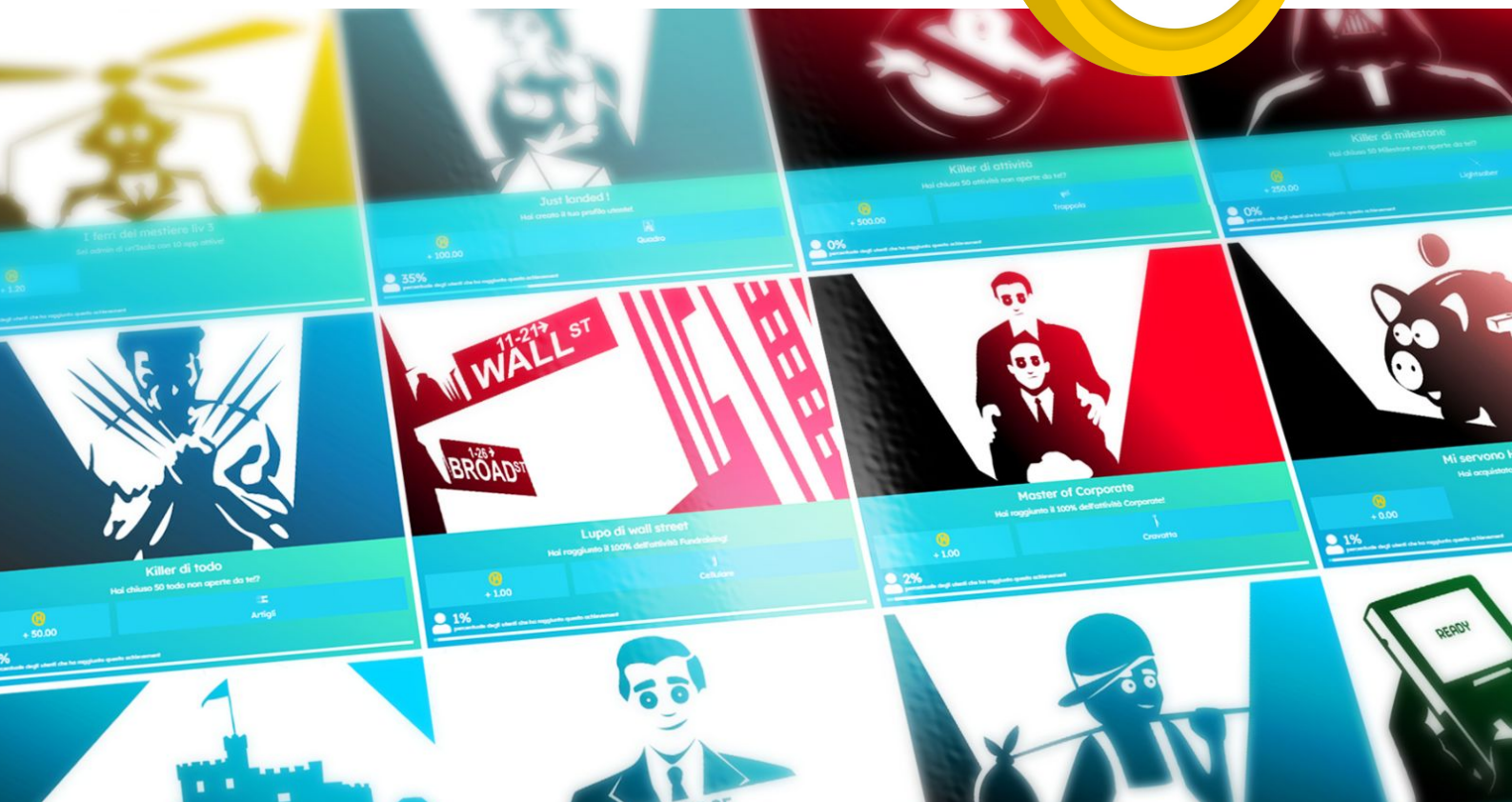
104%

INVESTITI: 85000.00 €  
 INVESTITORI: 8

## HUI.play An engaging and gamified experience

HUI **offers** to all its users the possibility to **engage** and **connect** each other through a series of apps **included** in the **tool**.  
Through HUI people are **able** to **win** and **spend Virtual Coins** thanks to the **Gain & Spend System**.

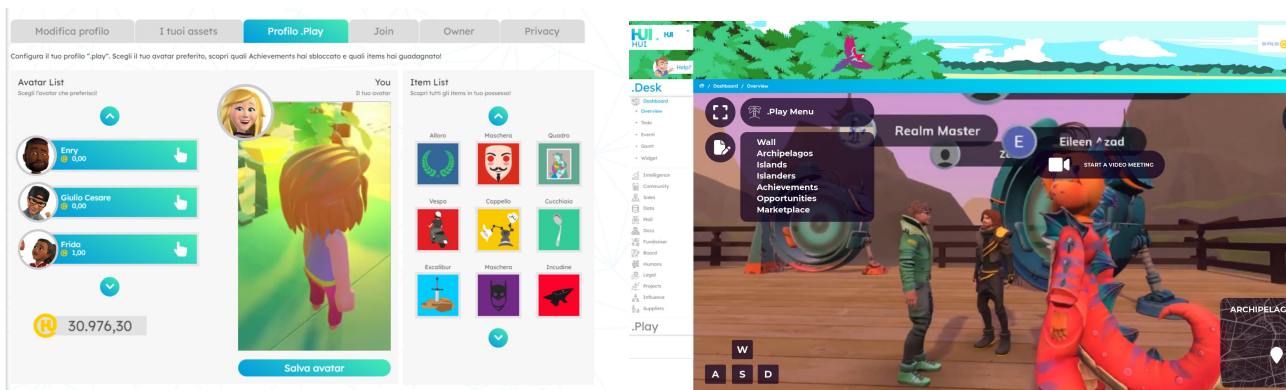
- .Play
- Wall
- Archipelagos
- Islands
- Islanders
- Achievements
- Opportunities
- Marketplace



## HUI.meta A new metaverse for the VC scene

HUI is now developing a **disruptive metaverse** specifically designed to all the **VC Stakeholders**.

People will be able to **work** and have **fun** in the **HUI metaverse**, working **collaboratively** in a meta office space, so as to **gamify** the work experience and **increase** their productivity.



## Space Layer

# R5

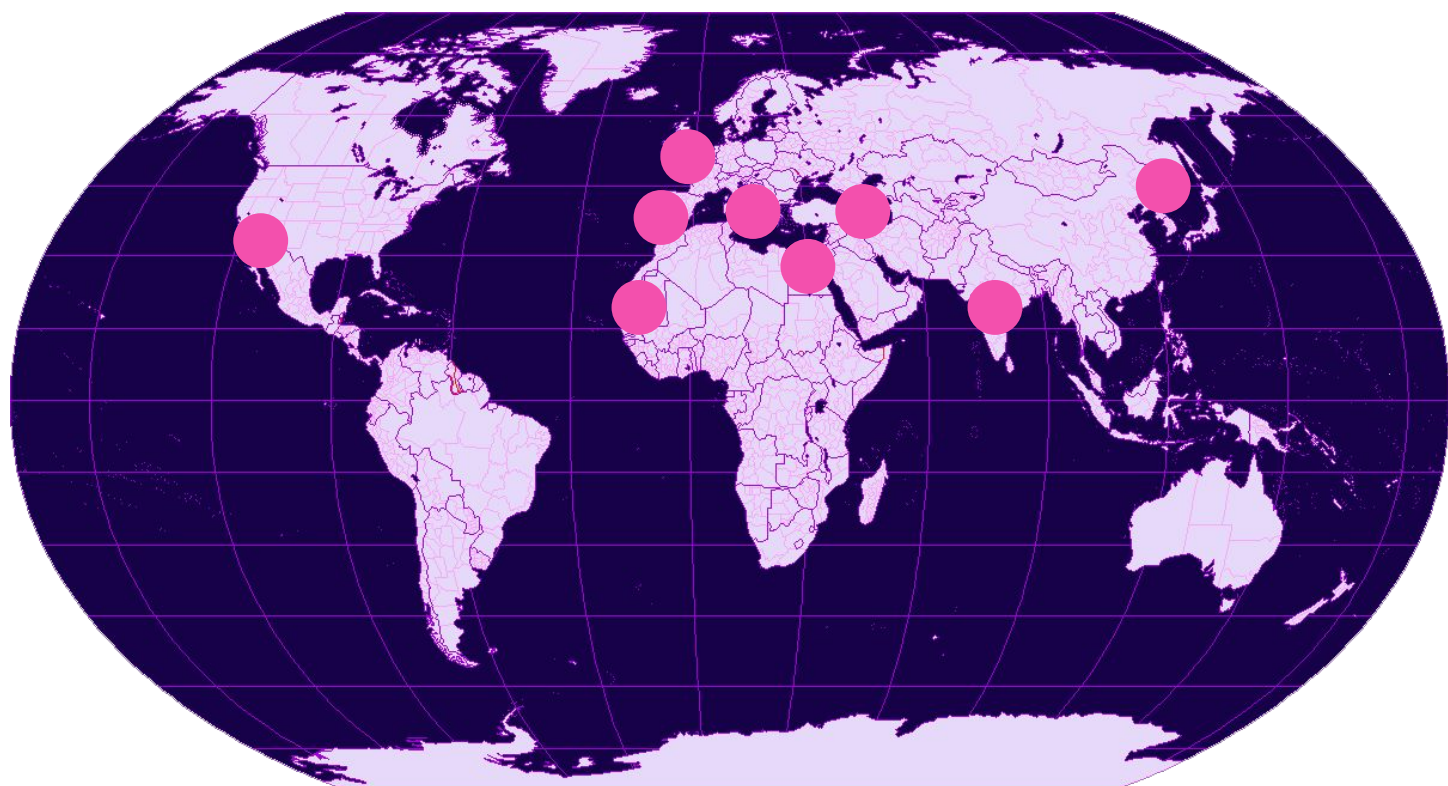




# The point of conjunction between the physical and virtual world

## A brief introduction to the space layer

In support of the **decentralization** of Enry's Island S.p.A. there is **Rinascimento 5**, a portfolio Startup and part of the **3 layers**, with which is able to offer all its stakeholders both **physical and virtual spaces**, giving them an **higher quality of life** and **freedom of choice**.



## Space Layer Physical Spaces

Through **Rinascimento 5** people are able to **work** and **live** from the **best international boroughs increasing** their **quality of life** and their **productivity**, in places that are specifically designed for **Smart Workers** and **digital nomads**.  
Enry's Island S.p.A. offers this service to all its stakeholders.



## Space Layer Virtual Spaces

Rinascimento 5 offers **virtual venues** where people are able to **work** and **engage** with each other, **increasing** connections and productivity.

Enry's Island S.p.A. has its **headquarter** in the **Voxel Metaverse** and has been the **1st** to organize an **investor day** in the **metaverse** in December 2021.



# Enry's Island S.p.A.



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Incubation & Acceleration Metaverse  
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Email: [info@enrysisland.com](mailto:info@enrysisland.com) Pec: [enrysisland@pec.it](mailto:enrysisland@pec.it)  
REA: FG – 324060 Business Register • Tax Code / VAT Number: 02171970680  
Share Capital: € 120.831,00 fully paid up

## What they're saying about us

### Brand Exposure

Incubator & Accelerator **No.1 in Italy, No.6 in Europe, No. 48 in the World** (Crunchbase Ranking, 2021-22)

#### crunchbase Ranking, 2021-22

A **great media exposure**, for Enry's Island and its startups, which has been consolidating over the years.



Enry's Island secures €20 Million from LDA Capital to Scale the First Accelerator in the Metaverse



Enry's Island model, a new way to do acceleration

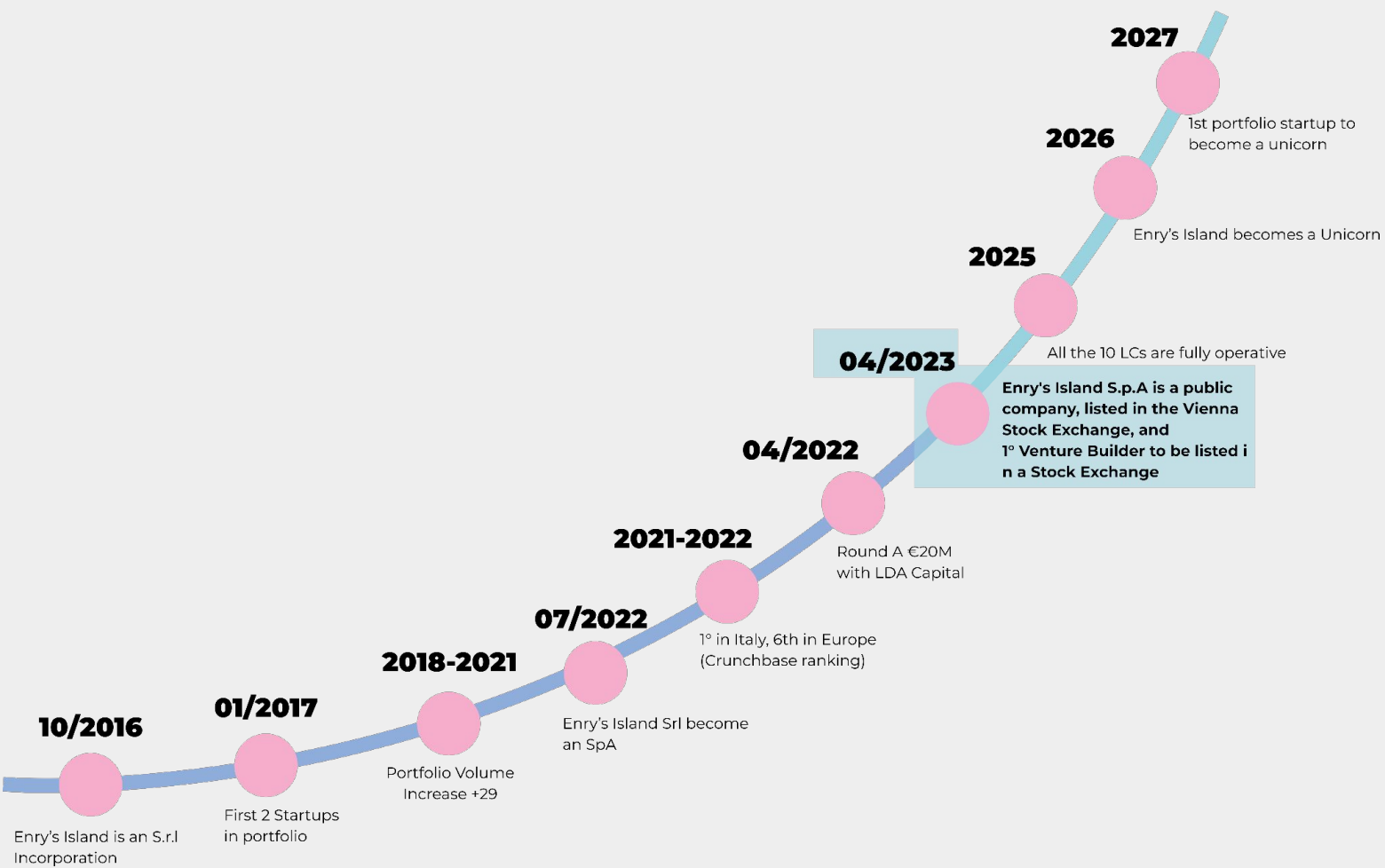


Enry's Island Secures €20 Million from LDA Capital to Scale the First Accelerator in the Metaverse

## Great Achievements From Past Success to an Exceptional Future

Enry's Island S.p.A in just 7 years has been able to **reach several achievements**, from the consolidation of the Portfolio (+25) to the transformation from **S.r.l. to S.p.A**, becoming a **Public Company in April 2023**.

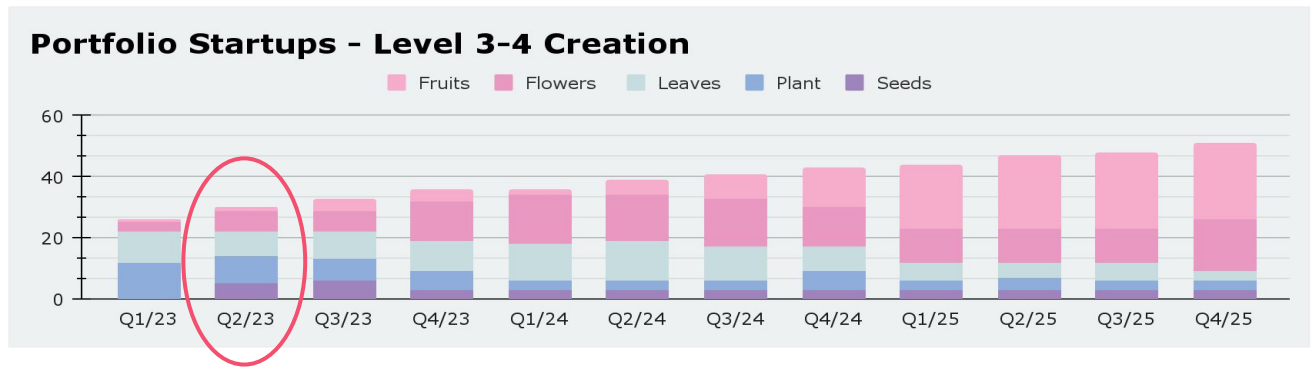
Enry's Island S.p.A. most important goal to be achieved will be to **become a Unicorn by the end of 2026**.



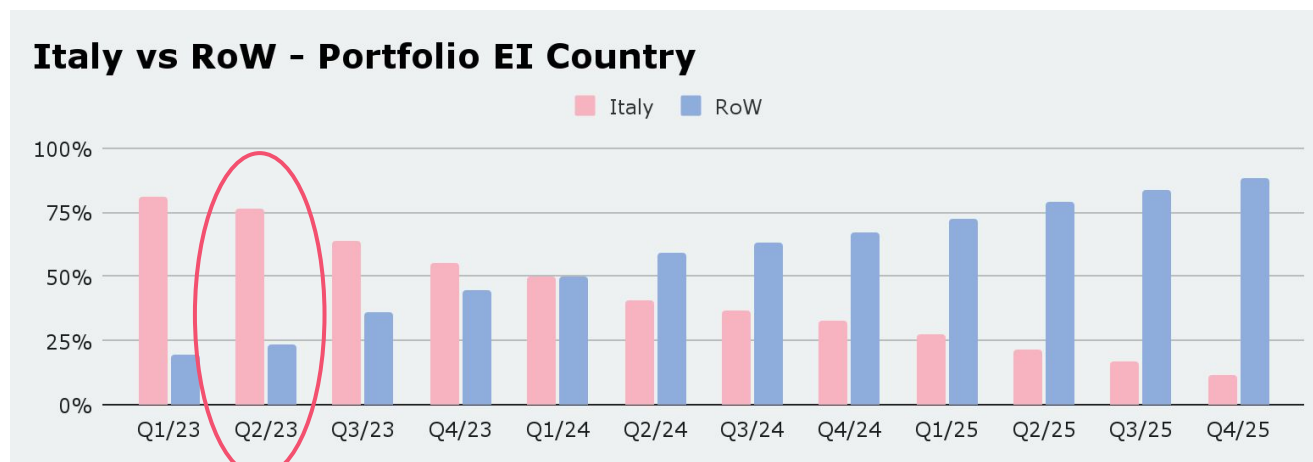
# Enry's Island S.p.A. Portfolio Strategy

## Creation Stage / Country

The graph shows the actual situation and future goals of the Level 3/4 "Portfolio Startups"; The **Creation stage** of the Portfolio Startups **changes over time**, reducing Enry's Island S.p.A. risk exposure.



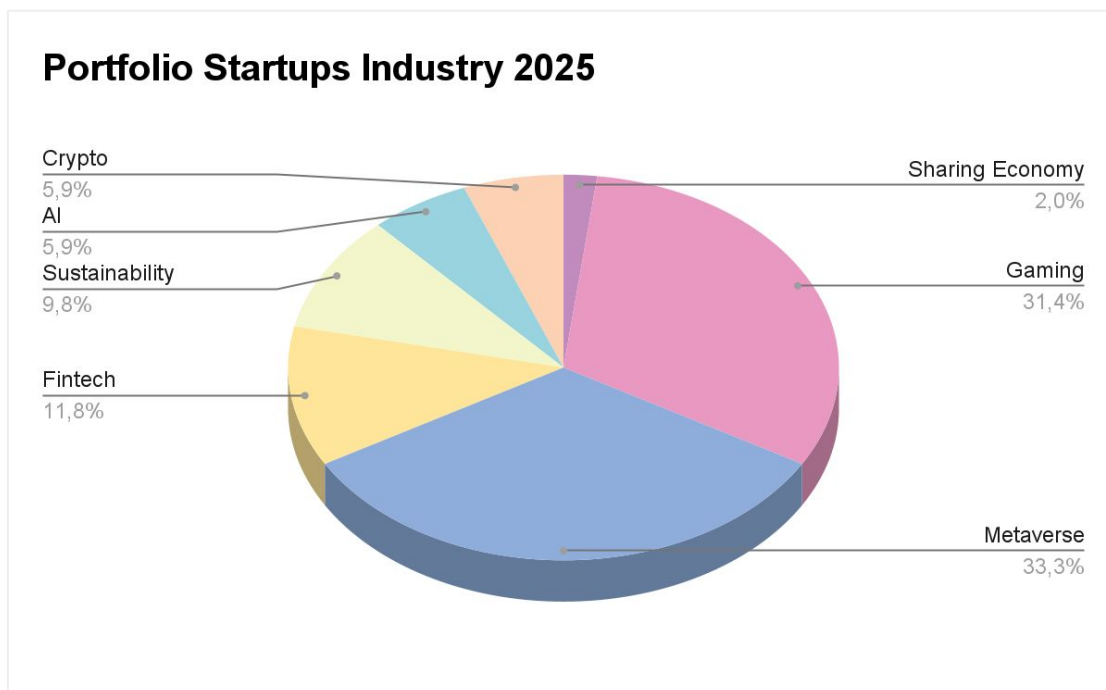
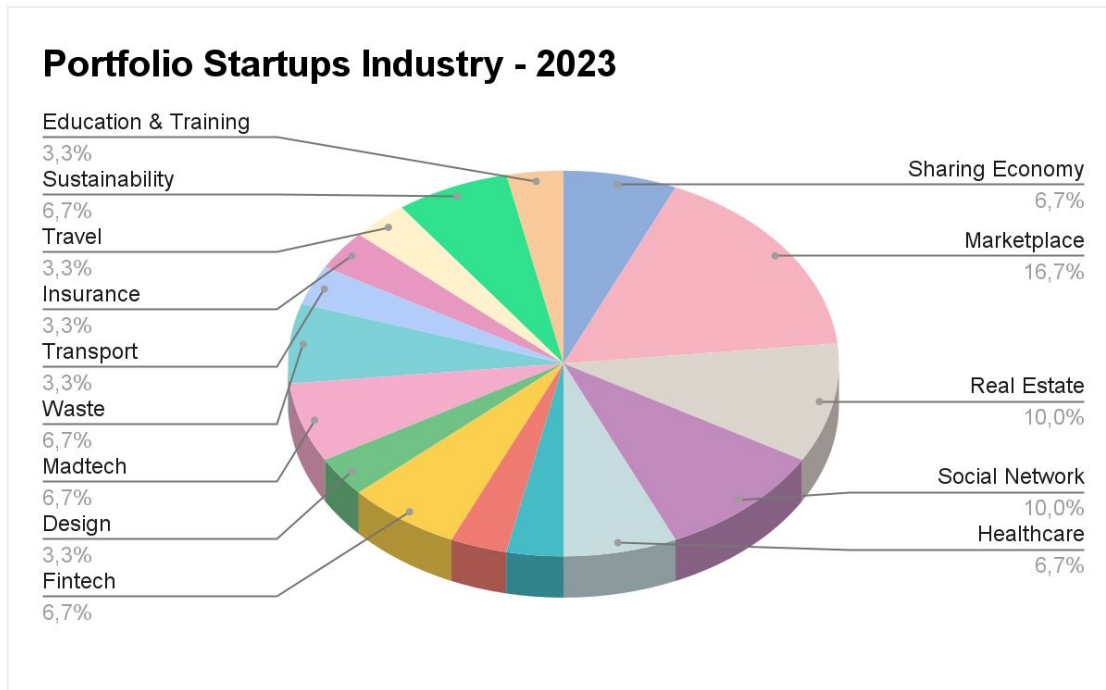
The chart shows the **Country distribution** of the Portfolio Startups; Enry's Island S.p.A. always concentrated mainly on Italian Startups, primarily owing to the more competitive valuations achieved on the Italian market. We are gradually switching focus to include **foreign startups** (we already invested in UK, Hong Kong and USA) and from the second half of **2024** we should pass the inversion point, whereby the Portfolio will have switched its distribution, with **83% international startups** and **17% Italy-based**. This will consolidate Enry's Island S.p.A. position as a **Decentralized Organization**.



# The Venture Builder of Web3.0 Era

## Supporting Web 3.0 Startups

Enry's Island S.p.A. strategy has always been to have a diverse portfolio of Startups, **creating synergies** among them, and offering investors a **mix of diversified opportunities**. Enry's Island S.p.A. goal to date and for future years is to create a **specific portfolio** that consolidate even more its positioning as a **Venture Builder of the Web3.0 era**.

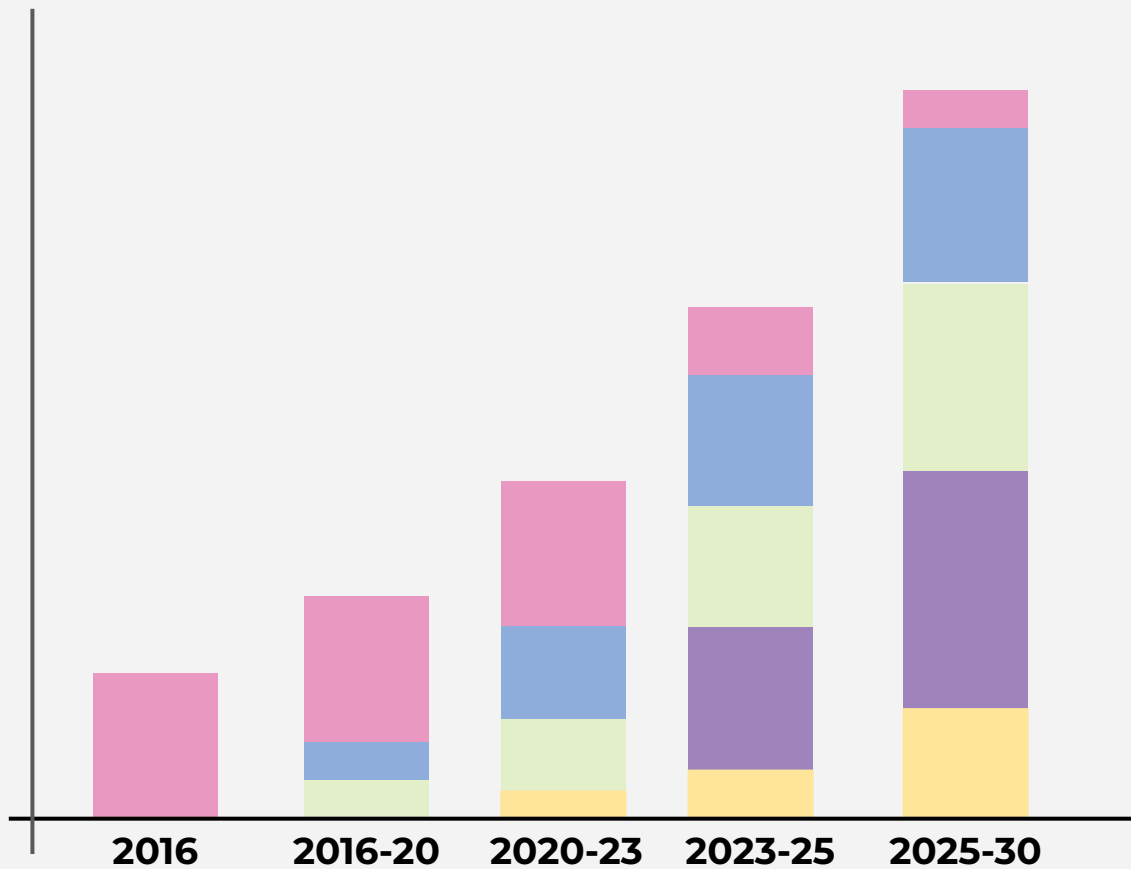




# An evolving Business Model

## Extraordinary Revenues for scaleup success

- Retainer Fee
- Success Fee
- Open Innovation Deals
- Exits
- Investor Days



Based on the **Industrial Plan** of Enry's Island S.p.A. the **Business Model Strategy** will change over the years:

Since the incorporation of Enry's Island S.p.A. the main source of revenues has always been **Retainer Fee** from the Portfolio Startups, during the last few years new revenue streams have been introduced such as **Success Fee from Market Activities and from Fundraising Activities (Ordinary Revenues)**. From now on the plan is to rely less on Ordinary Revenues but more on **Exits and Open Innovation Deals (Extraordinary Revenues)**.

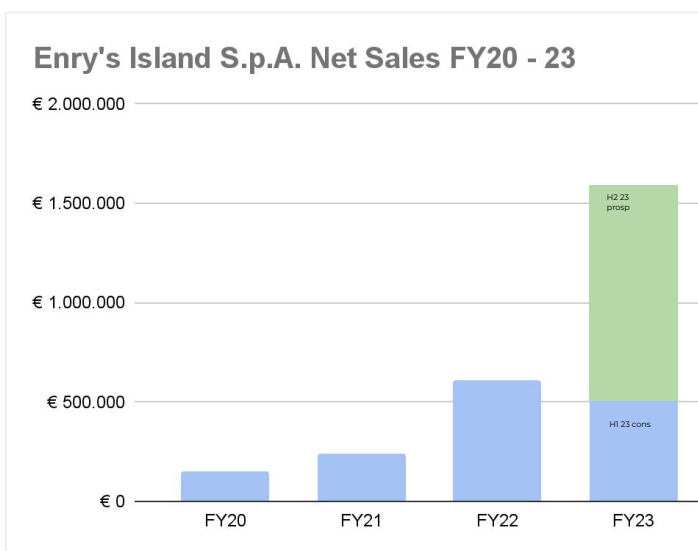
## An exponential growth in just 1 year Enry's Island S.p.A. net sales increase

Enry's Island S.p.A over performed during the last year, with a CAGR of 99.8% between FY20 and FY22 and closing FY22 at €610K net sales.

During H1 of FY23 Enry's Island S.p.A. kept scaling (€510K Net Sales) reaching almost the same Sales Revenues of FY22.

### Income Statement - Enry's Island

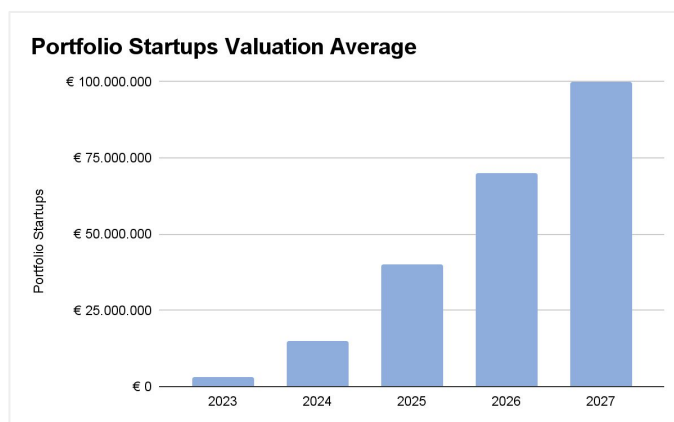
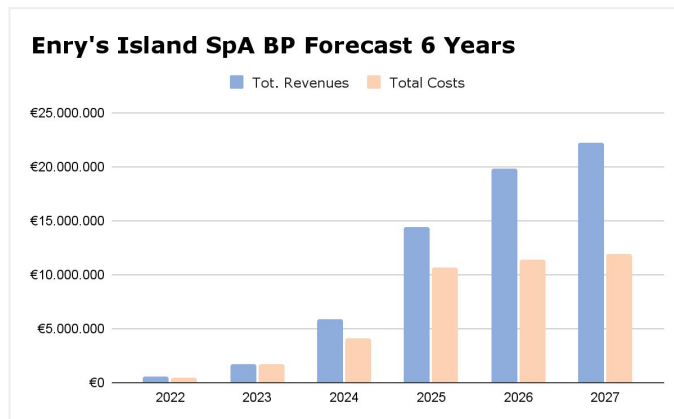
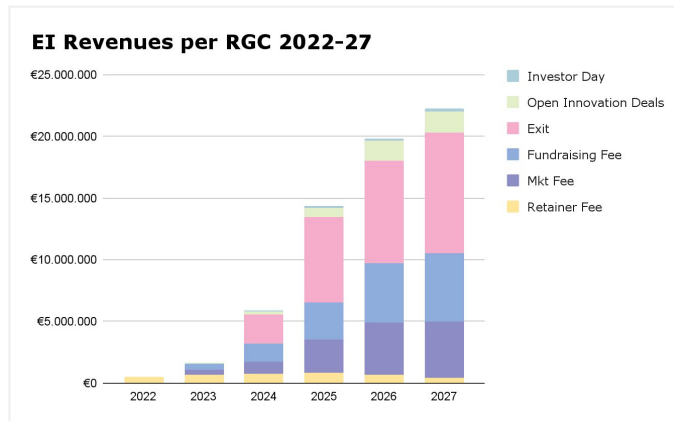
€ in thousands	FY20 Act	FY21 Act	FY22 Prelim	CAGR FY20-22	Var. % FY21-22
[1] Net sales	149	238	597	99.8%	150.3%
[2] Material expenses & services	(54)	(91)	(341)	150.7%	276.4%
<b>Gross profit</b>	<b>95</b>	<b>148</b>	<b>256</b>	<b>63.9%</b>	<b>73.0%</b>
[3] Other operating income	55	33	6	(67.7%)	(83.1%)
[4] Personnel expenses	(35)	(76)	(141)	99.6%	85.1%
[5] Other operating expenses	(34)	(53)	(20)	(24.2%)	(63.2%)
<b>EBITDA</b>	<b>80</b>	<b>52</b>	<b>101</b>	<b>12.1%</b>	<b>93.3%</b>
Depreciation	(63)	(35)	-	(100.0%)	(100.0%)
<b>EBIT</b>	<b>17</b>	<b>17</b>	<b>101</b>	<b>142.5%</b>	<b>498.3%</b>
Financial income	-	0	0	n/a	(81.8%)
[6] Financial expenses	(0)	(1)	(30)	902.7%	5126.3%
[7] Exchange gains/losses	-	(2)	(1)	n/a	(67.9%)
<b>EBT</b>	<b>17</b>	<b>14</b>	<b>70</b>	<b>103.9%</b>	<b>386.6%</b>
Income taxes	(9)	(10)	-	(100.0%)	(100.0%)
<b>Net income</b>	<b>8</b>	<b>4</b>	<b>70</b>	<b>196.5%</b>	<b>1503.0%</b>
<b>KPIs</b>					
<b>As % of net sales</b>					
Gross profit	63.7%	62.0%	42.8%		
Other operating income	36.5%	14.0%	1.0%		
Personnel expenses	(23.6%)	(31.9%)	(23.6%)		
Other operating expenses	(22.7%)	(22.2%)	(3.3%)		
EBITDA	53.8%	22.0%	17.0%		
EBIT	11.5%	7.1%	17.0%		
<b>Year-end FTEs</b>	<b>5</b>	<b>5</b>	<b>9</b>	<b>38.4%</b>	<b>91.7%</b>
Personnel exp./FTE(in €k)	(7)	(16)	(15)	44.1%	(3.4%)



## The Industrial Plan of Enry's Island S.p.A. An explosive growth with a solid infrastructure

The **growth** of Enry's Island SpA will derive in part by the **consolidated infrastructure** of Enry's Island (3 Layers, Corporate Structure, Enry's Model) and also by the **Local Companies** which are distributed Worldwide.

Each Local Company will contribute to the **added value** giving a boost to EI supporting it in each **business function** and on each **asset**.



# The destination of Arrival, Not the End

## Enry's Island S.p.A. is now a public company

Enry's Island S.p.A. is **\*the first and only Venture Builder company in the world to be listed on an international stock exchange** and is 1 of the 4 listed Italian incubators/accelerators as well as the **only Italian Venture Builder to be listed on an international stock exchange**.

Enry's Island S.p.A. is **one of the fewest companies (<1%) in the history** to reach the **listing stage** while maintaining **95% ownership and governance** in the hands of its founder.

Enry's Island S.p.A. partnered with **PwC Austria**, for the finalization of the listing process, handling and taking care of the FDD and the Valuation Report acting as **Listing Agents**.

It appointed as **board of statutory auditors** three **effective members** and two **substitutes** that will remain in office until the **31 December 2025**. They are Eduardo Zanfardino, Luigi Palma, Raffaele Fabozzi, Antonio Regina, Antonio Sclafani.



*\* from the analysis done on major platforms (Dealroom, Crunchbase, Pitchbook)*

# Vienna Stock Exchange

## Enry's Island S.p.A Price Data and Trading Parameters

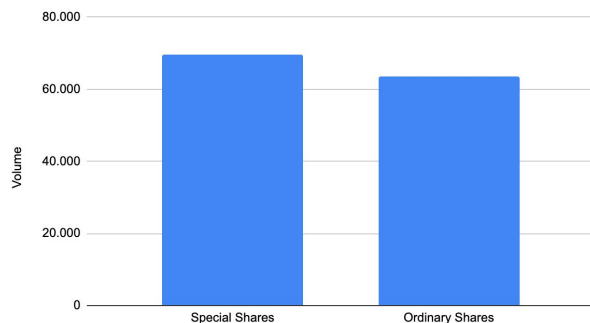
The share capital is divided, according to the statutes of the Issuer, in Special Shares ("SS", i.e. 3 voting rights) and Ordinary Shares ("OS", i.e. 1 voting right).

ISIN	IT0005504458
Symbol	EIOS
Market Segment	Direct Market
Market	Vienna MTF
Type of Security	Registered Ordinary Shares
Shares Included	4,996
First Trading Day	11/04/2023
Trading Procedure	Auction
Trading Hours	12:30 - 13:30
Max. order volume (MiFID)	8,055
Max. order value (MiFID)	1,000,000
Xetra Instrument Group	DIMA
Trading Currency	EUR



Following the conversion of Special Shares to Ordinary Shares and the Capital Increase the volume of Ordinary Shares available is \*63.413

Shareholding Structure



\* The volume of shares is currently in the process of being updated by certified authorities including VSE

## Fundraising to scale - up An Evaluation confirmed by Key Players in the Industry

Enry's Island SpA has been **evaluated** by Key Stakeholders to an average of **€40M** and decided to go public with an evaluation amounting to **€15M** attracting the interest of many investors.

Enry's Island valuation multiple sets us on course to trigger a valuation of **€500M** by the end of **2024** and to become a **Unicorn** by the end of **2026**.



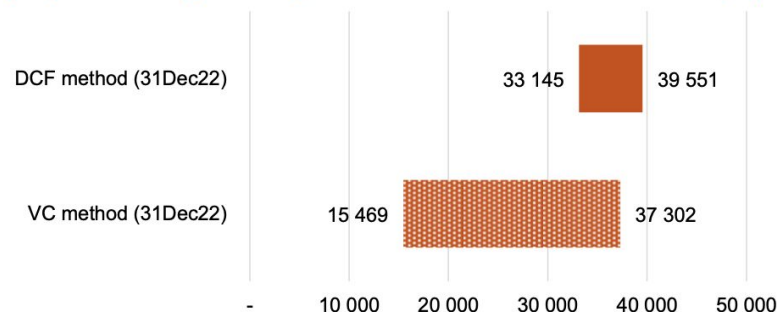
€42M



Equity Value 42.688

DCF Assumptions & Output	
Discount Rate:	8,50%
Terminal Growth Rate:	1,50%
PV of Terminal Value:	33.475
Sum of PV of Cash Flows:	9.576
<b>Enterprise Value:</b>	<b>43.051</b>

Equity value range of Enry's Island as of 31 December 2022 (€k)



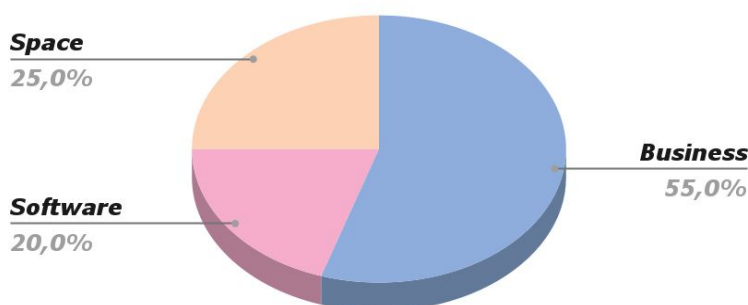
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# Fundraising to scale - up

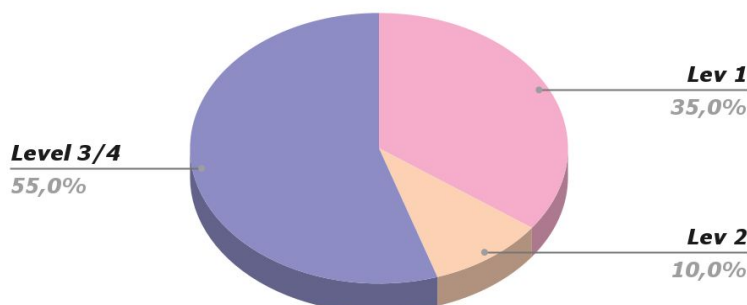
## Enry's Island S.p.A. Industrial Plan

Enry's Island S.p.A. **closed** a Round A of **€20M** with a US VC and has a solid strategy for its **Scaleup** and its **Industrial Plan**.

### Industrial Plan / Split per Layer



### Industrial Plan / Split per Corporate



**Enry' Island S.p.A. will utilize the raised capital for its whole infrastructure:**

- **15%** will be given to **HUI**, part of the layer infrastructure to implement **HUI.meta**, increasing the engagement of all Enry's Island S.p.A. stakeholders in a virtual environment and confirming its positioning as a decentralized Venture Builder.
- **20%** will be given to **R5 Real Estate** for the cutting edge distributed plan of purchasing both **virtual spaces** in the **Metaverse** (Decentraland, The Sandbox, Voxels, HUI.Meta) and **physical spaces**, renovating villas all over the world transforming them into **Digital Hubs**
- **30%** will be splitted between the **Local Companies**, increasing their Brand Awareness and their Scale up, including hiring employees and the Portfolio Companies (excluding R5 Re and HUI), on which will receive bonuses based on performance.
- **35%** will be used for the **Industrial Plan of Enry's Island S.p.A.**, hiring highly skilled Employees, providing also to the Portfolio Startups the tool, **physical and/or virtual spaces**.

## Fundraising to scale - up Solid foundations confirmed by international VC players

Following the **validation of its model** carried out in **5 years** and on more than **50 international companies**, Enry's Island S.p.A. decided to start the **scaleup phase** by accepting the **best international investors**.

In the last **18 months** Enry's Island S.p.A. **raised over €21 M** from industrial and financial players with vertical skills and expertise in the **venture building and Web3.0 industry**.

Enry's Island S.p.A. has signed a **€20M investment agreement with LDA Capital**, California VC fund with **\$11B assets**, (one of the 2 deals closed with Italian companies) and that closed over **50 deals** in the last 2 years with companies from **all over the world**.



 Norway \$10m September 2022	 Belgium \$50m September 2022	 Singapore \$10m August 2022	 Switzerland \$30m August 2022	 France \$50m June 2022	 British Virgin Islands \$25m May 2022	 Singapore \$100m July 2022	 British Virgin Islands \$10m July 2022	 Indonesia \$21m May 2022	 Italy \$21m May 2022	 Indonesia \$41m April 2022	 Canada \$15m February 2022	<b>Aggregate Transaction Value</b> <span style="background-color: #f8766d; color: white; padding: 5px;">\$1.1+ billion</span>  <b>Countries Transacted</b> <span style="background-color: #f8766d; color: white; padding: 5px;">20+</span>  <b>Industries Transacted</b> <span style="background-color: #f8766d; color: white; padding: 5px;">10+</span>  <b>Period</b> <span style="background-color: #f8766d; color: white; padding: 5px;">2020-2022</span>
 Indonesia \$42m February 2022	 Australia \$145m December 2021	 South Africa \$18.5m December 2021	 Sweden \$11m November 2021	 Australia \$37m July 2021	 Russia \$12.5m June 2021	 Sweden \$21m June 2021	 Philippines \$50m June 2021	 Sweden \$17m May 2021	 Australia \$16m April 2021	 Indonesia \$9m March 2021	 United Kingdom \$50m March 2021	
 Spain \$21m March 2021	 Malaysia \$62m February 2021	 Australia \$39m February 2021	 Italy \$10m February 2021	 Belgium \$12m January 2021	 Zambia \$35m January 2021	 Indonesia \$25m November 2020	 Spain \$24m November 2020	 Australia \$21m August 2020	 Philippines \$17m June 2020	 Australia \$6m June 2020	 Belgium \$60m April 2020	

Having successfully maintained **95% ownership and governance** while going public and closing a **Put Option Agreement with LDA Capital**, which will enable us to raise **€20M** over the next 2 years, we are even more determined to welcome only the **best international investors** into our today's fundraising campaign sharing with them **ownership, governance and the vision for the scaling of the only 3.0 venture builder**.



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REA: FG – 324060 Business Register • Tax Code / VAT Number: 02171970680  
Share Capital: € 120.831,00 fully paid up



# The visionary of a new era

## A visionary entrepreneur with an holistic approach to face the new era world challenges

Only a **few visionaries in history** have been able to discover the **new challenges** facing the world.

As **Leonardo Da Vinci** was for his epoch an inventor, a scientist and an artist, and as **Nikola Tesla** himself invented, predicted and contributed to the development of new technologies, today **Luigi Valerio Rinaldi**, with his **visionary approach** has created and is the **CEO of Enry's Island, HUI and R5**, which represent the **3-layer infrastructure**, which together define the new paradigm of **venture building in the web3.0 era**

- *Founder, Chairman & CEO of **Enry's Island S.p.A.**;*
- ***Inventor & Owner** of the Enry's Theory & of the Enry's Model patent;*
- ***+20 Years** experienced entrepreneur in innovation, Business & Finance strategy with an international background (speaks 4 languages);*
- ***MBA & Serial Entrepreneur**;*
- ***Over 150** Supported companies;*
- ***International** and diversified **network** of **highly qualified key people** in the innovation scene;*
- ***Vision of future** and **innovative trends** (Bought BitCoin at €60/1BTC and invested in Metaverse Parcels in 2020);*



Enry's Island S.p.A. Benefit Corp  
 Incubation & Acceleration Metaverse  
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 REA: FG – 324060 Business Register · Tax Code / VAT Number: 02171970680  
 Share Capital: € 120.831,00 fully paid up

# Who's behind Enry's Island S.p.A.

## An overview of the Board Members



### LUIGI VALERIO RINALDI

Mr. Luigi Valerio Rinaldi is an Italian citizen and entrepreneur with over 20 years of international experience in corporate management. Furthermore, he received a MBA degree at the Guido Carli Luiss business school in Rome. In addition to general management skills, he has developed a deep knowledge in the ICT field, which allows him to master the technological and economic implications of the digital economy. He is the founder and chairman of the world's first metaverse for business incubation and acceleration. His background has led him to support over 100 start-ups and corporate clients.

Mr. Rinaldi has designed, developed and validated an innovative model of economic-financial management of businesses, called "Enry's Model", based on higher university and managerial training courses and publications (a MacGraw-Hill handbook has been published).



### EMMANUELLE DEBA

Ms. Emmanuelle Deba is a French citizen and she is member of the Board of Directors, with over 15 years of experience in AFC (administration, finance and control). She earned a master's degree in Corporate Finance at the Sole24Ore Business School (Milan, Italy), supported over 50 companies (startups, scaleup) in the planning and management of administrative, financial and management control aspects, during the entire company life cycle (from incorporation in Italy, UK, US, Africa, France, etc.).

She specializes on the preparation of reporting and intelligence systems, processes and tools (with a deep knowledge of the ICT sector), and special operations (M&A etc)



### LUCA NARDI

Mr. Nardi has a proven track record as Executive Senior Manager and solid background as Entrepreneur and Shareholder with a wide international vision above all to innovation and strategic development. He specialized in industrial management of Sport Media. Mr. Nardi's main characteristic is found in a strategic vision of the context with a modern management approach, determination and strong orientation to innovation policies. In FY18, he performed the IPO procedure and admission of Portobello Spa (capitalization in May '23, €84M), to Borsa Italiana (Italian Stock Exchange) and made the exit in FY21.

# Who's behind Enry's Island S.p.A.

## Enry's Island S.p.A. "Keiretsu-like" big family



**The Enry's Island ecosystem consists of an efficient and solid system of relationships between all its +800 stakeholders** (employees, consultants, partners, shareholders of the portfolio companies).

This system guarantees a **strong general commitment, which increases in quantity and quality**, with the evolution of Enry's Island, preserving a climate of trust, low turnover, efficiency and productivity, and constantly opens up new business opportunities that derive from the **connections all over the world who work in Enry's Island and its subsidiaries, sharing tangible** (corporate shareholdings) **and intangible** (commonality of values) **interests**.

**As a Keiretsu family many Islanders has relationships with different Islands in the Archipelago, providing to everyone a rock solid structure.**

## Contacts



### **Luigi Valerio Rinaldi**

**Founder, Chairman & CEO**

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