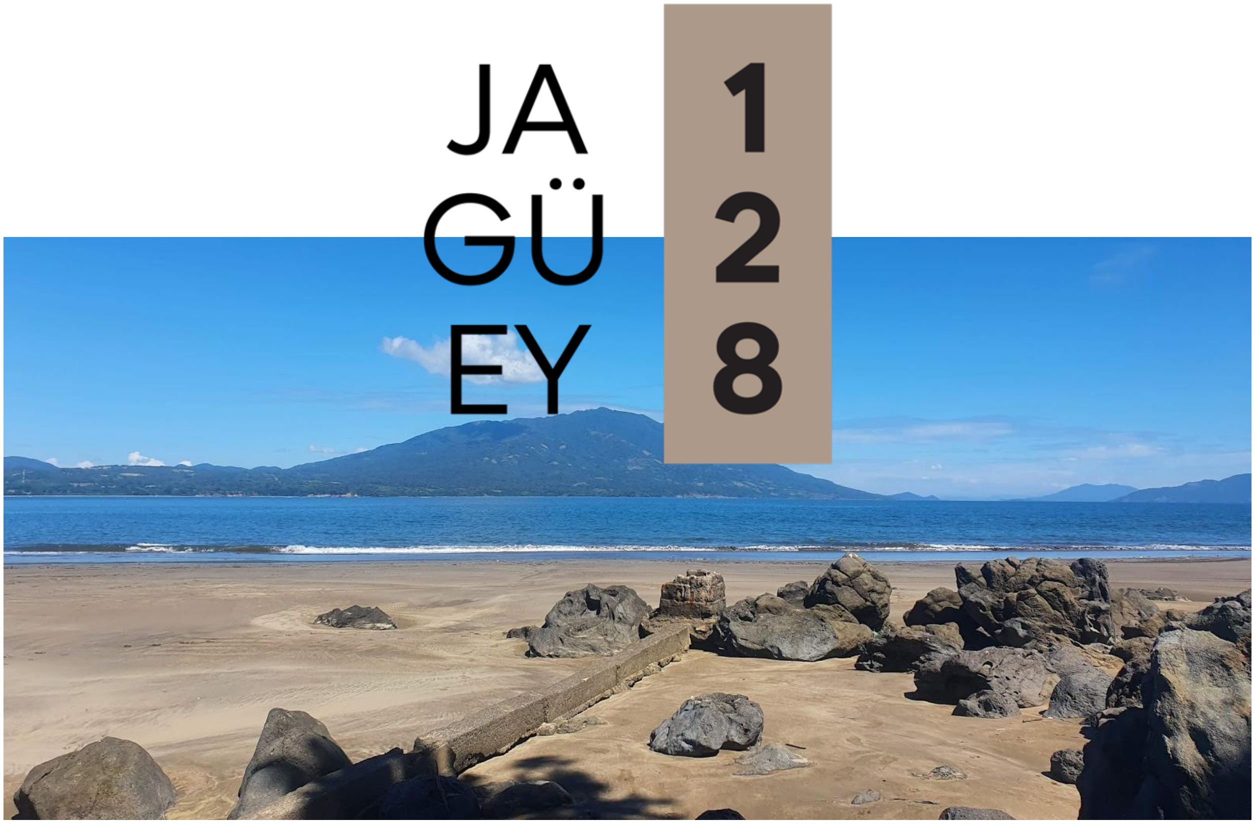
PUBLIC OFFERING ANNOUNCEMENT



Jaguey 128, S.A. de C.V., in its capacity as Digital Asset Issuer, informs the general public that on **Friday, October 17, 2025,** at 12:00 p.m. (Republic of El Salvador and Guatemala time, GMT-6), it will begin the public offering of its income token "**$JAGUEY 128**".

This digital asset allows investors to participate in the "Jaguey 128" real estate project, a development located in Playa El Jaguey, La Unión, El Salvador. The Jaguey 128 Project aims to promote economic development in the Surf City II region of El Salvador.

The public offering is structured as an income token backed by the assignment of future net flows of the project and is issued in accordance with the Digital Asset Issuance Law and the regulations of the National Digital Assets Commission of El Salvador, under registry entry **AD-00024.**

Issuer: Jaguey 128, S.A. de C.V.

- Digital Asset Issuer Registration Number: **EAD-0020.**
- Address: 9 Calle poniente BIS PSJ Bella Vista, Col Escalón, #356, district of San Salvador, municipality of San Salvador Centro, department of San Salvador, Republic of El Salvador.
- Website: https://jaguey128.com/
- Phone: +503 2555-2100

PSAD: Fintech Américas, S.A. de C.V. (MONETAE)

- Registration number: **PSAD-0018**
- Address: Final Avenida La Capilla, No. 624, Colonia San Benito, district of San Salvador, municipality of San Salvador Centro, department of San Salvador.
- Website: https://www.monetae.io/
- Phone: +503 7061-1888

The **$JAGUEY128 issuance** consists of a total of **4,550 tokens**, each with a **nominal value of US$1,000.00**, representing a total issuance amount of **US$4,550,000**. Of these, **3,500 tokens** are allocated for base funding, **350 tokens** are designated as *sweat equity* for the Issuer's shareholders, and **700 tokens** are reserved in treasury for potential future placement. At the time the issuance becomes active, only **2,500 tokens** will be available for investment by the general public.

We appreciate the trust of our investors and remain available for any additional questions or clarifications.

Eduardo Alberto Sol Vega
Legal Representative and Sole Owner Administrator