



## NOTICE OF PUBLIC OFFERING OF DIGITAL ASSETS

Inversiones Globales Estratégicas, S.A. de C.V. in its capacity as a digital asset issuer, informs the general public that on Tuesday 7, April, 2026 from 9:00 a.m., it will launch the Public Offering of its revenue token “BAES-NXX.”

The issuance consists of a total of 4,000,000 tokens. This digital asset will have as its underlying asset the future cash flows that will be generated from the commercialization of the 60 office-warehouses that make up the NEXXUS Business Center project. The public offering has been duly approved by the National Digital Assets Commission (CNAD) under registration entry AD-00023.

### **Issuer Information – Inversiones Globales Estratégicas, S.A. de C.V.**

**Address:** Blvd. De Los Próceres, Torre Cuscatlán, Nivel 6, oficina 4, Antiguo Cuscatlán, La Libertad Este, La Libertad.

**Website:** <https://www.inversionesglobalesestrategicas.com/>

**Contact Phone:** (+503) 2521-6442 y (+503) 7018-0428

**Registration Number:** CNAD: EAD-0012

### **PSAD Information – Banco Atlántida El Salvador, S.A.:**

**Address:** 1ª Calle Poniente and Boulevard Constitución #3538, Colonia Escalón, San Salvador.

**Website:** [www.bancoatlantida.com.sv](http://www.bancoatlantida.com.sv)

**Contact Phone:** +503 2223-7676

**CNAD Registration Number:** PSAD-0035

I take this opportunity to express my highest consideration and regard.

Sincerely,

Miriam Lissette Álvarez Molina  
Representante Legal  
Inversiones Globales Estratégicas, S.A. de C.V.