



APF DIGITAL AGRIFUND CR s.r.o.

WHITE PAPER FOR CRYPTOASSETS OTHER THAN ASSET-REFERENCED TOKENS OR E-MONEY TOKENS

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01	Date of Notification	2025-07-30.
02	Statement in accordance with Article 6(3) of Regulation (EU) 2023/1114	This crypto-asset white paper has not been approved by any competent authority in any Member State of the European Union. The offeror of the crypto-asset is solely responsible for the content of this crypto-asset white paper.
03	Compliance statement in accordance with Article 6(6) of Regulation (EU) 2023/1114	This crypto-asset white paper complies with Title II of Regulation (EU) 2023/1114 of the European Parliament and of the Council and, to the best of the knowledge of the management body the information presented in the crypto-asset white paper is fair, clear and not misleading and the crypto-asset white paper makes no omission likely to affect its import.
04	Statement in accordance with	The crypto-asset referred to in this crypto-asset white paper may lose its value in part or in full, may not always be transferable and may not be liquid.

	Article 6(5)(a), (b) and (c) of Regulation (EU) 2023/1114	
05	Statement in accordance with Article 6(5), point (d), of Regulation (EU) 2023/1114	Not applicable
06	Statement in accordance with Article 6(5), points (e) and (f), of Regulation (EU) 2023/1114	The crypto-asset referred to in this white paper is not covered by the investor compensation schemes under Directive 97/9/EC of the European Parliament and of the Council or the deposit guarantee schemes under Directive 2014/49/EU of the European Parliament and of the Council.

SUMMARY

07	Warning in accordance with Article 6(7), second subparagraph, of Regulation (EU) 2023/1114	Warning This summary should be read as an introduction to the crypto-asset white paper. The prospective holder should base any decision to purchase this crypto asset on the content of the crypto asset white paper as a whole and not on the summary alone. The offer to the public of this crypto-asset does not constitute an offer or solicitation to purchase financial instruments and any such offer or solicitation can be made only by means of a prospectus or other offer documents pursuant to the applicable national law. This crypto asset white paper does not constitute a prospectus as referred to in Regulation (EU) 2017/1129 of the European Parliament and of the Council or any other offer document pursuant to Union or national law.
08	Characteristics of the crypto-asset	APFC is a crypto asset other than asset-referenced tokens or e-money tokens created on the Ethereum Mainnet decentralised blockchain platform. The proceeds from the sale of APFC will be used by the issuer as a part of the VERDANT APF GROUP primarily for the acquisition of agricultural land, financing of agricultural projects, development of the tokenisation project and to finance the Group's tokenisation-related expenses. APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration.
10	Key information about the offer to the public and admission to trading	The initial APFC offering occurred in July 2023 in a volume of 250,000,000 units. As at the date of this white paper, no new APFC units are being issued and the public offering relates to APFC owned by the issuer and its related parties. APFC has been admitted to trading on 5 crypto-asset trading platforms outside the Czech Republic and the European Union (CEX), i.e., on exchanges that are neither registered nor regulated under the MiCA framework. Currently, the issuer is not seeking admission of APFC to trading on other trading platforms. However, in the future, the issuer plans to seek admission to trading on other trading platforms for crypto assets operated by duly licensed providers in accordance with Regulation (EU) 2023/1114. In line with this development, this white paper will be duly amended.

PART A – INFORMATION ABOUT THE OFFEROR/THE PERSON SEEKING ADMISSION TO TRADING		
A.1	Name	APF DIGITAL AGRIFUND CR s.r.o.
A.2	Legal form	Limited liability company
A.3	Registered address	CZ, Pražákova 1008/69, Štýřice, 639 00 Brno
A.4	Head office	CZ, Pražákova 1008/69, Štýřice, 639 00 Brno
A.5	Registration date	2022-02-24
A.6	Legal entity identification code	
A.7	Another identifier required pursuant to applicable national law	14265681
A.8	Contact telephone number	+420 734 154 897
A.9	E-mail address	info@verdanteurope.com
A.10	Response time (days)	7
A.11	Parent company	The issuer's parent company is APF REAL ESTATE GROUP CR s.r.o., business ID number: 09024727, with its registered office at Pražákova 1008/69, Štýřice, 639 00 Brno, Czech Republic, which is the controlling person of APF VENTURE CAPITAL CR s.r.o., business ID number: 09182098, with registered office at Pražákova 1008/69, Štýřice, 639 00 Brno, Czech Republic, which is the controlling person of the issuer. A 100% ownership interest in APF REAL ESTATE GROUP CR s.r.o. was placed in the trust fund APF GROUP TRUST, private trust fund, business ID number: 19361637.
A.12	Members of the management body	Andrea Mičulková Executive director Address: Kostelecká 366, 796 01 Prostějov, Czech Republic
A.13	Business activity	APF DIGITAL AGRIFUND CR s.r.o. engages in the following business activities: • rental of properties, apartments and non-residential premises; • mediation of trade and services; • provision of software, information technology consulting, data processing, hosting and related activities and web portals; • activities of information and news service offices; • purchase, sale, management and maintenance of real estate; • rental and lending of movable assets; • advisory and consulting activities, preparation of expert studies and reports; • testing, measurement, analysis and inspection; • advertising, marketing, media representation; • services in the field of administration and services of an organisational and economic nature; • provision of services related to a virtual asset; • real estate agency.
A.14	Parent company business activity	APF REAL ESTATE GROUP CR s.r.o. is a holding company of VERDANT APF GROUP. It holds shares in subsidiaries. It participates in the financing of individual companies in the group by means of cash pooling.

A.15	Newly established	No																				
A.16	Financial situation for the last three years	<table><tr><td>Profit and loss statement: (CZK '000)</td><td>from 24 February 2022 to 31 December 2022</td><td>from 1 January 2023 to 31 December 2023</td><td>from 1 January 2024 to 31 December 2024</td></tr><tr><td>Operating profit/loss</td><td>30,911</td><td>328,810</td><td>882,420</td></tr></table> <table><tr><td>Balance sheet: (CZK '000)</td><td>from 24 February 2022 to 31 December 2022</td><td>from 1 January 2023 to 31 December 2023</td><td>from 1 January 2024 to 31 December 2024</td></tr><tr><td>Total assets</td><td>440,988</td><td>1,264,446</td><td>1,351,652</td></tr><tr><td>Total equity</td><td>26,537</td><td>304,282</td><td>1,191,170</td></tr></table>	Profit and loss statement: (CZK '000)	from 24 February 2022 to 31 December 2022	from 1 January 2023 to 31 December 2023	from 1 January 2024 to 31 December 2024	Operating profit/loss	30,911	328,810	882,420	Balance sheet: (CZK '000)	from 24 February 2022 to 31 December 2022	from 1 January 2023 to 31 December 2023	from 1 January 2024 to 31 December 2024	Total assets	440,988	1,264,446	1,351,652	Total equity	26,537	304,282	1,191,170
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Total equity	26,537	304,282	1,191,170																			
A.17	Financial situation since registration	The following is a summary of the financial position of the offeror since its inception: <table><tr><td>Profit and loss statement: (CZK '000)</td><td>from 24 February 2022 to 31 December 2022</td><td>from 1 January 2023 to 31 December 2023</td><td>from 1 January 2024 to 31 December 2024</td></tr><tr><td>Operating profit/loss</td><td>30,911</td><td>328,810</td><td>882,420</td></tr></table> <table><tr><td>Balance sheet: (CZK '000)</td><td>from 24 February 2022 to 31 December 2022</td><td>from 1 January 2023 to 31 December 2023</td><td>from 1 January 2024 to 31 December 2024</td></tr><tr><td>Total assets</td><td>440,988</td><td>1,264,446</td><td>1,351,652</td></tr><tr><td>Total equity</td><td>26,537</td><td>304,282</td><td>1,191,170</td></tr></table>	Profit and loss statement: (CZK '000)	from 24 February 2022 to 31 December 2022	from 1 January 2023 to 31 December 2023	from 1 January 2024 to 31 December 2024	Operating profit/loss	30,911	328,810	882,420	Balance sheet: (CZK '000)	from 24 February 2022 to 31 December 2022	from 1 January 2023 to 31 December 2023	from 1 January 2024 to 31 December 2024	Total assets	440,988	1,264,446	1,351,652	Total equity	26,537	304,282	1,191,170
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PART B – INFORMATION ABOUT THE ISSUER, IF DIFFERENT FROM THE OFFEROR OR PERSON SEEKING ADMISSION TO TRADING																						
B.1	Issuer different from offeror or person seeking admission to trading	No																				
B.2	Name	Not applicable																				
B.3	Legal form	Not applicable																				
B.4	Registered address	Not applicable																				
B.5	Head office	Not applicable																				
B.6	Registration date																					
B.7	Legal entity identifier																					

B.8	Another identifier required pursuant to applicable national law	Not applicable
B.9	Parent company	Not applicable
B.10	Members of the management body	Not applicable
B.11	Business activity	Not applicable
B.12	Parent company business activity	Not applicable
PART C –INFORMATION ABOUT THE OPERATOR OF THE TRADING PLATFORM IN CASES WHERE IT DRAWS UP THE CRYPTO-ASSET WHITE PAPER AND INFORMATION ABOUT OTHER PERSONS DRAWING THE CRYPTO-ASSET WHITE PAPER PURSUANT TO ARTICLE 6(1), SECOND SUBPARAGRAPH, OF REGULATION (EU) 2023/1114		
C.1	Name	Not applicable
C.2	Legal form	Not applicable
C.3	Registered address	Not applicable
C.4	Head office	Not applicable
C.5	Registration date	
C.6	Legal entity identifier	
C.7	Another identifier required pursuant to applicable national law	Not applicable
C.8	Parent company	Not applicable
C.9	Reason for crypto-asset white paper preparation	Not applicable
C.10	Members of the management body	Not applicable
C.11	Operator business activity	Not applicable
C.12	Parent company business activity	Not applicable
C.13	Other persons drawing up the crypto-asset white paper according to Article 6(1), second subparagraph,	Not applicable

	of Regulation (EU) 2023/1114					
C.14	Reason for drawing the white paper by persons referred to in Article 6(1), second subparagraph, of Regulation (EU) 2023/1114	Not applicable				
PART D - INFORMATION ABOUT THE CRYPTO-ASSET PROJECT						
D.1	Crypto-asset project name	APF Coin				
D.2	Crypto-asset name	APF Coin				
D.3	Abbreviation	APFC				
D.4	Crypto-asset project description	APFC is a cryptoasset other than asset-referenced tokens or e-money tokens created on the Ethereum Mainnet decentralised blockchain platform. The proceeds from the sale of APFC will be used by the issuer as a part of the VERDANT APF GROUP primarily for the acquisition of agricultural land, financing of agricultural projects, development of the tokenisation project and to finance the Group's tokenisation-related expenses APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration.				
D.5	Details of all natural or legal persons involved in the implementation of the crypto-assets project	<table><tr><td>Issuer's development team:</td><td>Karel Mičulka, Vanda Koromházová, Alex Kovalchick</td></tr><tr><td>Advisors</td><td>CLS Market maker, Adam Franěk marketing services</td></tr></table>	Issuer's development team:	Karel Mičulka, Vanda Koromházová, Alex Kovalchick	Advisors	CLS Market maker, Adam Franěk marketing services
Issuer's development team:	Karel Mičulka, Vanda Koromházová, Alex Kovalchick					
Advisors	CLS Market maker, Adam Franěk marketing services					
D.6	Utility token classification	Not applicable				
D.7	Key features of goods/services for utility token projects	Not applicable				
D.8	Plans for the token	The initial APFC offering occurred in July 2023 in a volume of 250,000,000 units. As at the date of this white paper, APFC is traded on 5 international crypto exchanges (MEXC, BingX, Bitmart, AscendEX, LCX Exchange). The plan for the future is for APFC to be admitted for trading on other major international crypto exchanges.				
D.9	Resource allocation	Approximately CZK 30,000,000 has been spent on the APFC project so far, primarily in the following key areas:				

		• Registration with foreign cryptocurrency exchanges – to cover the costs associated with ensuring compliance with regulatory requirements and enabling token trading on leading exchanges; • Digital marketing – including activities related to raising awareness of the project, branding and community development; • Fees associated with token transfers as a part of individual blockchains – to cover the costs of technical operations necessary to implement and maintain tokens on the relevant blockchain networks.
D.10	Planned use of collected funds or crypto-assets	The proceeds from the sale of APFC will be used by the issuer as a part of the VERDANT APF GROUP primarily for the acquisition of agricultural land, financing of agricultural projects, development of the tokenisation project and to finance the Group's tokenisation-related expenses.
PART E – INFORMATION ABOUT THE OFFER TO THE PUBLIC OF CRYPTO-ASSETS OR THEIR ADMISSION TO TRADING		
E.1	Public offering or admission to trading	OTPC (public offering)
E.2	Reasons for public offering or admission to trading	The proceeds from the sale of APFC will be used by the issuer as a part of the VERDANT APF GROUP primarily for the acquisition of agricultural land, financing of agricultural projects, development of the tokenisation project and to finance the Group's tokenisation-related expenses.
E.3	Fundraising target	The initial APFC offering occurred in July 2023 in a volume of 250000000 units. The target amount of funds raised is not predetermined, but it can be expected that at a market price of US\$ 0.05/APFC, the total proceeds from the sale of all APFC owned by APF DIGITAL AGRIFUND CR s.r.o. and its related parties will be approximately USD 12500000. As at the date of this white paper, the total market capitalisation of the APFC is approximately CZK 2660000000.
E.4	Minimum subscription goals	No minimum subscription target has been set.
E.5	Maximum subscription goals	No maximum subscription target has been set.
E.6	Oversubscription acceptance	Not relevant
E.7	Oversubscription allocation	Not relevant.
E.8	Issue price	Not relevant as the primary APFC emission already occurred in July 2023. APF DIGITAL AGRIFUND CR s.r.o. will offer APFC at the market price.
E.9	Official currency or any other crypto-asset determining the issue price	Not relevant as the primary APFC emission already occurred in July 2023. APF DIGITAL AGRIFUND CR s.r.o. will offer APFC at the market price.
E.10	Subscription fee	
E.11	Offer price determination method	Not relevant as the primary APFC emission already occurred in July 2023. APF DIGITAL AGRIFUND CR s.r.o. will offer APFC at the market price.
E.12	Total number of offered/traded crypto-assets	250000000
E.13	Targeted holders	ALL – all types of investors

E.14	Holder restrictions	No restrictions on holders will apply.
E.15	Reimbursement notice	Purchasers participating in the offer to the public of crypto-asset will be able to be reimbursed if the minimum target subscription goal is not reached at the end of the offer to the public, if they exercise the right to withdrawal provided for in Article 13 of Regulation (EU) 2023/1114 of the European Parliament and of the Council or if the offer is cancelled
E.16	Refund mechanism	Where applicable, the issuer will refund to a buyer all payments received from the buyer, including any fees, using the same means of payment used by the relevant buyer in the initial transaction, unless the buyer expressly agrees to a different method of refund.
E.17	Refund timeline	If applicable, payments will be refunded within 14 days.
E.18	Refund phase	Not relevant.
E.19	Early purchase discount	Not relevant.
E.20	Time-limited offer	No
E.21	Subscription period beginning	
E.22	Subscription period end	
E.23	Safeguarding arrangements for offered funds/crypto-assets	As the public offering of APFCs is not time-limited, the offering entity shall publish on their website on an ongoing basis, at least monthly, the number of units of the crypto-assets in circulation within the meaning of Article 10 of Regulation (EU) 2023/1114 of the European Parliament and of the Council. Until the right of withdrawal of the retail holder pursuant to Article 13 of Regulation (EU) 2023/1114 of the European Parliament and of the Council expires, offerors of crypto-assets other than asset-referenced tokens or e-money tokens shall have effective arrangements in place to monitor and safeguard the funds or other crypto-assets raised during the offer to the public. For that purpose, those offerors shall ensure that the funds or cryptoassets collected during the offer to the public are kept in custody by one or both of the following: (a) a credit institution, where funds are raised during the offer to the public; (b) a crypto-asset service provider providing custody and administration of crypto-assets on behalf of clients.
E.24	Payment methods for crypto-asset purchase	A buyer of APFC pays the purchase price by transfer to the payment account of APF DIGITAL AGRIFUND CR s.r.o. or in any other agreed manner. In case of purchase through an intermediary (exchange), the purchase price for the token will be credited by the intermediary in accordance with the intermediary's contractual terms and conditions.
E.25	Value transfer methods for reimbursement	Where applicable, the issuer will refund to a buyer all payments received from the buyer, including any fees, using the same means of payment used by the relevant buyer in the initial transaction, unless the buyer expressly agrees to a different method of refund.
E.26	Right of withdrawal	Retail holders who purchase crypto-assets other than asset-referenced tokens and e-money tokens either directly from an offeror or from a crypto-asset service provider placing crypto-assets on behalf of that offeror shall have a right of withdrawal. Retail holders shall have a period of 14 calendar days within which to withdraw from their agreement to purchase crypto-assets other than asset-referenced tokens and e-money tokens without incurring any fees or costs and

		without being required to give reasons. The period of withdrawal shall begin from the date of the agreement of the retail holder to purchase those crypto-assets.							
E.27	Transfer of purchased cryptoassets	APFC are transferred by recording the transfer through the relevant distributed ledger technology.							
E.28	Transfer time schedule	Purchased APFC will be transferred to the holders within the period agreed in the agreement with APF DIGITAL AGRIFUND CR s.r.o. An acquirer of APFC on the secondary market is deemed to be informed of the acquisition upon receipt of the token in their digital wallet maintained by the relevant intermediary. The transfer to such a wallet serves as confirmation of the acquisition.							
E.29	Purchaser's technical requirements	There are no additional technical requirements to purchase or hold APFC except for secure internet access and an updated internet browser.							
E.30	Crypto-asset service provider (CASP) name	Not applicable, no cryptoasset service provider (CASP) has been authorised to place APFC.							
E.31	CASP identifier								
E.32	Placement form	NTAV – not applicable							
E.33	Trading platforms name	The issuer is currently not seeking admission to trading on any trading platform.							
E.34	Trading platform Market Identification Code (MIC)								
E.35	Trading platform access	The issuer is currently not seeking admission to trading on any trading platform							
E.36	Involved costs	The issuer is currently not seeking admission to trading on any trading platform							
E.37	Offer expenses	The stated expenses relate to offerings on exchanges that are neither registered nor regulated under the MiCA framework. <table><tr><td>Marketing</td><td>CZK 5000000</td></tr><tr><td>Token transfer fees</td><td>CZK 1000000</td></tr><tr><td>Exchange fees</td><td>CZK 5000000</td></tr></table>		Marketing	CZK 5000000	Token transfer fees	CZK 1000000	Exchange fees	CZK 5000000
Marketing	CZK 5000000								
Token transfer fees	CZK 1000000								
Exchange fees	CZK 5000000								
E.38	Conflicts of interest	As at the date of this white paper, no conflicts of interest have been identified in connection with the public offering of APFC. .							
E.39	Applicable law	Regulation (EU) 2023/1114 of the European Parliament and of the Council Act No. 31/2025 Coll. on the Implementation of European Union Regulations in the Area of Financial Market Digitization Commission implementing regulation (EU) 2024/2984 Commission delegated regulation (EU) 2025/422							
E.40	Competent court	Courts of the Czech Republic							
PART F – INFORMATION ABOUT THE CRYPTO-ASSETS									
F.1	Crypto-asset type	APFC is a cryptoasset other than asset-referenced tokens or e-money tokens created on the Ethereum Mainnet decentralised blockchain platform.							
F.2	Crypto-asset functionality	There are no special functions associated with APFC.							
F.3	Planned application of functionalities	Not relevant, no introduction of special functions is planned.							

A description of the characteristics of the cryptoasset, including the information necessary for the classification of the cryptoasset white paper in the register referred to in Article 109 of Regulation (EU) 2023/1114, as specified in paragraph 8 of that article								
F.4	Type of cryptoasset white paper	OTHR						
F.5	The type of submission	NEWT (new)						
F.6	Cryptoasset characteristics	APFC is a cryptoasset other than asset-referenced tokens or e-money tokens created on the Ethereum Mainnet decentralised blockchain platform. The proceeds from the sale of APFC will be used by the issuer as a part of the VERDANT APF GROUP primarily for the acquisition of agricultural land, financing of agricultural projects, development of tokenisation project and to finance the Group's tokenisation-related expenses. APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration.						
F.7	Commercial name or trading name	APF DIGITAL AGRIFUND CR s.r.o.						
F.8	Website of the issuer	www.verdanteurope.com						
F.9	Starting date of offer to the public or admission to trading	2025-08-29						
F.10	Publication date	2025-08-27						
F.11	Any other services provided by the issuer	APF DIGITAL AGRIFUND CR s.r.o. provides the following additional services: <table><tr><th>Service</th><th>Legal Acts Regulating Services</th></tr><tr><td>Rental of real estate, apartments and non-residential premises</td><td>Act No. 89/2012 Coll., the Civil Code, as amended</td></tr><tr><td>Mediation of trade and services Provision of software, information technology consulting, data processing, hosting and related activities and web portals Activities of information and news service offices Purchase, sale, management and maintenance of real estate Rental and lending of movable assets Advisory and consulting activities, preparation of expert studies and reports Testing, measurement, analysis and inspection Advertising, marketing, media representation</td><td>Act No. 455/1991 Coll., on trade licensing (the Trade Licensing Act), as amended</td></tr></table>	Service	Legal Acts Regulating Services	Rental of real estate, apartments and non-residential premises	Act No. 89/2012 Coll., the Civil Code, as amended	Mediation of trade and services Provision of software, information technology consulting, data processing, hosting and related activities and web portals Activities of information and news service offices Purchase, sale, management and maintenance of real estate Rental and lending of movable assets Advisory and consulting activities, preparation of expert studies and reports Testing, measurement, analysis and inspection Advertising, marketing, media representation	Act No. 455/1991 Coll., on trade licensing (the Trade Licensing Act), as amended
Service	Legal Acts Regulating Services							
Rental of real estate, apartments and non-residential premises	Act No. 89/2012 Coll., the Civil Code, as amended							
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		Services in the field of administration and services of an organisational and economic nature Provision of services related to a virtual asset	
		Real estate agency	Act No. 39/2020 Coll., on real estate agency and on amendments to related acts (Act on Real Estate Agency), as amended
F.12	Language or languages of the crypto-asset white paper	Czech language	
F.12	Language or languages of the crypto-asset white paper	English language	
F.13	Digital token identifier code used to uniquely identify the crypto-asset or each of the several crypto assets to which the white paper relates, where available		
F.14	Functionally fungible group digital token identifier, where available		
F.15	Voluntary data flag	The APFC white paper is mandatory.	
F.16	Personal data flag	Yes – white paper contains personal data	
F.17	LEI eligibility	The issuer is eligible for a Legal Entity Identifier.	
F.18	Home Member State	Czech Republic	
F.19	Host Member States	Belgium Bulgaria Denmark Estonia Finland France Croatia Ireland Italy Cyprus Lithuania Latvia Luxembourg	

		Hungary Malta Germany Netherlands Poland Portugal Austria Romania Greece Slovakia Slovenia Spain Sweden
PART G – INFORMATION ON THE RIGHTS AND OBLIGATIONS ATTACHED TO THE CRYPTOASSETS		
G.1	Purchaser rights and obligations	APFC is a cryptoasset other than asset-referenced tokens or e-money tokens created on the Ethereum Mainnet decentralised blockchain platform. Possession of APFC does not confer on its holders any rights beyond those set out in this white paper and those arising under applicable legal regulations. An APFC holder is entitled to hold or transfer APFC to a third party. Transactions in APFC are non-returnable. Once APFC holders send an APFC to a particular address, they accept the risk that they may permanently lose access to the APFC and any claim to it for reasons such as: • the address may have been entered incorrectly and the actual owner of the address may never be identified; • APFC holders may not have (or may subsequently lose) the private key associated with such address; • the address may belong to an entity that does not return the APFC; or • the address may belong to an entity that can return the APFC, but it first requires certain steps on the part of the APFC holder, such as identity verification. As an obliged person pursuant to Act No. 253/2008 Coll., on certain measures against money laundering and terrorism financing, as amended, APF DIGITAL AGRIFUND CR s.r.o. is obliged to identify and check a client in connection with transactions relating to APFC and to perform other duties arising from this act. This obligation, however, applies only in relation to transactions on the primary market. It does not extend to transactions made on the secondary market, which should be taken into account when interpreting this provision. APF DIGITAL AGRIFUND CR s.r.o. makes no guarantee that the market price of APFC will correspond to the price of the agricultural land acquired from the proceeds of the sale of APFC. APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration.

G.2	Exercise of rights and obligations	Described in more detail in part G.1.
G.3	Conditions for modifications of rights and obligations	Not applicable
G.4	Future public offers	Not relevant.
G.5	Issuer retained crypto-assets	The public offering concerns APFCs that are still owned by the issuer (75.000.000 APFC) after the 2023 initial public offering. As at the date of this white paper, it is not confirmed whether the issuer will retain any APFC units
G.6	Utility token classification	Not applicable, the white paper does not apply to utility tokens.
G.7	Key features of goods/services of utility tokens	Not applicable, the white paper does not apply to utility tokens.
G.8	Utility tokens redemption	Not applicable, the white paper does not apply to utility tokens.
G.9	Non-trading request	An admission to trading is not sought
G.10	Crypto-assets purchase or sale modalities	The public offering of APFC is not limited in time. APFC can be acquired directly from the issuer or through a crypto exchange.
G.11	Crypto-assets transfer restrictions	The transferability of APFC is not limited. APFC are transferred by recording the transfer through the relevant distributed ledger technology.
G.12	Supply adjustment protocols	Not applicable, APFC does not have protocols for increasing or decreasing supply in response to changes in demand
G.13	Supply adjustment mechanisms	Not applicable, APFC does not have protocols for increasing or decreasing supply in response to changes in demand.
G.14	Token value protection systems	Not applicable, APFC does not have value protection systems.
G.15	Token value protection schemes description	Not applicable, APFC does not have value protection systems.
G.16	Compensation systems	Not applicable, APFC does not have compensation systems.
G.17	Compensation schemes description	Not applicable, APFC does not have compensation systems.
G.18	Applicable law	Regulation (EU) 2023/1114 of the European Parliament and of the Council Act No. 31/2025 Coll. on the Implementation of European Union Regulations in the Area of Financial Market Digitization Commission implementing regulation (EU) 2024/2984 Commission delegated regulation (EU) 2025/422
G.19	Competent court	Courts of the Czech Republic

PART H - INFORMATION ON THE UNDERLYING TECHNOLOGIES		
H.1	Distributed Ledger Technology (DLT)	APFC is a crypto asset created on the Ethereum Mainnet decentralised blockchain platform. Ethereum Mainnet is the main public network of the Ethereum blockchain. Distributed Ledger Technology (DLT) refers to a digital transaction recording system in which transactions and their details are recorded in multiple locations simultaneously. Unlike traditional databases, a distributed ledger does not have a central data repository or management function. The ledger is decentralised and consensus on transactions is achieved through a process involving multiple nodes, each maintaining its own copy of the ledger. The main benefits of DLT include increased transparency, better security, improved traceability and increased transaction efficiency. One of the most well-known forms of DLT is blockchain, a subtype of DLT characterised by the use of a chain made of blocks to manage a ledger. Each block contains a list of transactions and is cryptographically linked to the previous block, ensuring that once recorded, the data cannot be modified without changing all subsequent blocks.
H.2	Protocols and technical standards	Ethereum Virtual Machine, ERC-20
H.3	Technology used	Ethereum Virtual Machine
H.4	Consensus mechanism	The consensus mechanism used is Proof-of-Stake (PoS).
H.5	Incentive mechanisms and applicable fees	Not relevant, no incentive mechanisms and fees apply.
H.6	Use of distributed ledger technology	No, DLT not operated by the issuer or a third-party acting on the issuer's behalf
H.7	DLT functionality description	Not relevant, DLT is not operated by the issuer or a third party acting on of the issuer's behalf
H.8	Audit	An audit of the technology used was not conducted
H.9	Audit outcome	Not relevant, no audit has been carried out
PART I – INFORMATION ON RISKS		
I.1	Offer-related risks	Price volatility risk The market value of APFC may be subject to significant fluctuations over short periods of time. This volatility can be caused by factors such as, but not limited to, changes in market sentiment, macroeconomic trends, interest rate movements, geopolitical events and industry-specific developments. These fluctuations may lead to losses for APFC holders, who may be forced to sell their APFC at an unfavourable price or inopportune time. Liquidity risk The issuer can give no guarantee as to future market trends and demand for APFC. A lack of market liquidity may adversely affect the ability of APFC holders to sell their APFC or may affect the price at which they can sell them. Therefore,

		no guarantees can be given regarding liquidity or that APFC will be actively traded in the market.
I.2	Issuer-related risks	Risk of newly established company The issuer is a relatively newly established company without a long business history (established in February 2022) operating on the cryptoassets and real estate market. The issuer may therefore be perceived as a young company with insufficient diversification of business risks. The potential return on investment in APFC is not supported by any historical financial results. Insufficient experience may result in incorrect business decisions being made, which may result in a reduction in the issuer's ability to meet its obligations. Regulatory risk The issuer is an issuer of cryptoassets other asset-referenced tokens or e-money tokens operating under Regulation (EU) 2023/1114. In the event of a serious breach of the duties arising from this regulation or related regulations, the competent authority may proceed to a sanction procedure, which may result in the imposition of an administrative penalty or corrective action. Given their publicity, ongoing proceedings themselves are a significant risk, as collaborating entities may feel threatened by reputational risk and limit or terminate their collaboration with the issuer. AML risk – risk of non-compliance with the rules of measures against money laundering, the fight against corruption and terrorism financing The issuer must comply with the rules set out in Czech and international regulations concerning money laundering, the fight against corruption and terrorism financing (AML regulations), in particular Act No. 253/2008 Coll., on certain measures against money laundering and terrorism financing. AML measures are expected to be further tightened and more strictly enforced by the supervisor authority in the future. Should the issuer breach any of the AML regulations applicable to it in the course of its business, it may be subject to regulatory sanctions by the supervisory authorities (Financial Analytical Office). One possible sanction is the imposition of an administrative penalty in the form of publication of the decision on the offence, which also represents a significant reputational risk for the issuer. Another possible sanction is the revocation or restriction of the business authorisation held by the issuer in the event that the issuer breaches in a particularly serious manner or repeatedly any of the duties set out in the AML regulations or imposed by a decision issued under the AML regulations. In addition to this, the issuer would also be exposed to criminal sanctions for breaching AML regulations. Risk of losing key persons The key persons of the issuer, i.e. members of the management team, are involved in the creation and implementation of the issuer's key strategies and business. As at the date of the notification of this cryptoasset white paper, the issuer considers 5 members of its management team, Karel Mičulka, Pavel Rytíř, David Sosík, Vanda Koromházová and Alex Kovalchick, to be key persons. Their activities are critical to the issuer's overall management and business. The issuer cannot guarantee that it will be able to retain and motivate these key persons. Their potential loss could adversely affect the issuer's business, economic situation and prospects.
I.3	Crypto-assets-related risks	Risk of investing in cryptoassets A potential APFC holder is not entitled to the redemption or return of his/her/its investment in APFC. Therefore, an APFC holder may lose the entire amount invested by investing in them. The issuer cannot guarantee the market price of

		APFC in any way. APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration. Risk of fraud This is the risk of loss due to fraud or fraudulent conduct against APFC holders. Such frauds include phishing on social media or via e-mail, fake contests, stealing the identity of the issuer or its executives, creating fake APFC, offering fake APFC, and more. Tax risks The tax regime that applies to the purchase and sale of APFC by individual holders or legal entities depends on the law applicable to each holder. The issuer cannot guarantee that the purchase or sale of APFC will not have tax consequences.
I.4	Project implementation-related risks	A potential APFC holder is not entitled to the redemption or return of his/her/its investment in APFC. Therefore, an APFC holder may lose the entire amount invested by investing in them. The issuer cannot guarantee the market price of APFC in any way. APFC do not provide their holders with any rights to yields, interest or other regular income, nor do they provide holders with any right to participate in the issuer's management, to vote at general meetings or to influence in any way the issuer's management and administration. Risk of losing private keys There is a risk that private keys held by the issuer and necessary to authorise APFC transactions may be stolen or lost, which may result in the inability to issue APFC or the blocking or temporary suspension of certain crucial operations until the keys are recovered or other measures are taken to restore access to such functions. Third party risk The issuer's ability to properly carry out its activities depends on the functioning of services provided by several third parties, such as the tokenisation platform provider and digital wallet provider. The inability of such third-party providers to properly perform their activities could affect the issuer's ability to properly issue, manage and sell APFC.
I.5	Technology-related risks	Cybersecurity risk Vulnerabilities in technology, systems, websites, processes and databases can lead to hacking attacks, loss of APFC or other potential cybersecurity events, including loss of sensitive data. Risk of development shortcomings and technology limitations Blockchain technology is an emerging technology that offers new possibilities that have not been fully tested in practice. Examples of practical applications of distributed ledger technology are limited. In most cases, the software used by entities issuing blockchain assets is in the early stages of development. As with other new software products, the computer code underlying APFC and the blockchain technology used may contain bugs or operate in unexpected ways. Insufficient code testing, as well as the use of external code libraries, can cause software to malfunction. Risk of blockchain network dependency on users

		Any blockchain network, including the Ethereum technology used, is dependent on its users, and actions taken or not taken by users of a blockchain network may damage its reputation and the reputation of blockchain networks in general. Changes to network properties are subject to approval by their users, including operators of exchange nodes, wallets, etc. Approval is provided using the relevant version of the network code. If there is no consensus on changes, a situation may arise that leads to a division of the network users and the blockchain itself into more than one version. This may lead to a loss of confidence in the blockchain network and its assets, which could affect the value of APFC.
I.6	Mitigation measures	The issuer monitors the functioning and proposed changes to the functioning of the network and takes the necessary measures. The issuer monitors the technologies used and is able to use alternative solutions where possible.

PART J - INFORMATION ON THE SUSTAINABILITY INDICATORS IN RELATION TO ADVERSE IMPACT ON THE CLIMATE AND OTHER ENVIRONMENT-RELATED ADVERSE IMPACTS

J.1	Adverse impacts on climate and other environment-related adverse impacts	The following is the information required and formatted in accordance with Article 4 and Tables 2 and 3 of the annex to the Commission Implementing Regulation laying down implementing regulatory technical standards for sustainability indicators in relation to adverse climate and other adverse environmental impacts, adopted by the European Commission on 17 December 2024.
General information		
S.1	Name	APF DIGITAL AGRIFUND CR s.r.o.
S.2	Relevant legal entity identifier	14265681
S.3	Name of the crypto-asset	APF Coin
S.4	Consensus mechanism	The consensus mechanism used is Proof-of-Stake (PoS).
S.5	Incentive Mechanisms and Applicable Fees	Not relevant, no incentive mechanisms and fees apply.
S.6	Beginning of the period to which the disclosed information relates	2024-01-01
S.7	End of the period to which the disclosed information relates	2024-12-31
Mandatory key indicator on energy consumption		
S.8	Energy consumption	Approximately 5,720,000 kWh/year
Sources and methodologies		
S.9	Energy consumption sources and methodologies	Cambridge Blockchain Network Sustainability Index https://ccaf.io/cbnsi/ethereum https://ccaf.io/cbnsi/ethereum/methodology

Supplementary information on principal adverse impacts on the climate and other environment-related adverse impacts of the consensus mechanism		
S.10	Renewable energy consumption	48%
S.11	Energy intensity	A total of 429,521,466 transactions were validated on the Ethereum network in 2024. With a total energy consumption of approximately 5,720,000 kWh/year, the energy consumption per validated transaction is approximately 13.32 Wh.
S.12	Scope 1 DLT GHG emissions – Controlled	0 tCO ₂ e/year (the Ethereum network does not own any sources of direct emissions)
S.13	Scope 2 DLT GHG emissions – Purchased	The total greenhouse gas emissions of the Ethereum network for 2024 are approximately 1,560 tCO ₂ e.
S.14	GHG intensity	A total of 429,521,466 transactions were validated on the Ethereum network in 2024. With total greenhouse gas emissions of approximately 1,560 tCO ₂ e/year, the greenhouse gas emissions per validated transaction are approximately 3.63 mgCO ₂ e.
Sources and methodology		
S.15	Key energy sources and methodologies	Alexander Neumüller, CCAF Research Lead, Digital Assets Climate Impact, Cambridge Judge Business School, University of Cambridge: <i>Ethereum's climate impact: a contemporary and historical perspective</i> https://www.jbs.cam.ac.uk/2023/ethereums-climate-impact-a-contemporary-and-historical-perspective/ Ethereum Daily Transactions Chart https://etherscan.io/chart/tx Cambridge Blockchain Network Sustainability Index https://ccaf.io/cbnsi/ethereum/ghg https://ccaf.io/cbnsi/ethereum/ghg/methodology
S.16	Key GHG sources and methodologies	Ethereum Daily Transactions Chart https://etherscan.io/chart/tx Cambridge Blockchain Network Sustainability Index https://ccaf.io/cbnsi/ethereum/ghg https://ccaf.io/cbnsi/ethereum/ghg/methodology
CONSENT TO USE OF THE CRYPTOASSET WHITE PAPER		
APF DIGITAL AGRIFUND CR s.r.o. hereby consents, within the meaning of the second subparagraph of Article 4(7) of Regulation (EU) 2023/1114 of the European Parliament and of the Council of 31 May 2023 on cryptoasset markets and amending Regulations (EU) No 1093/2010 and (EU) No 1095/2010 and Directives 2013/36/EU and (EU) 2019/1937, to the use of this cryptoasset white paper for any further public offering of APFC by the following persons: • APF VENTURE CAPITAL CR s.r.o., business ID number: 09182098, with its registered office at Pražákova 1008/69, Štýřice, 639 00 Brno; • APF REAL ESTATE GROUP CR s.r.o., business ID number: 09024727, with its registered office at Pražákova 1008/69, Štýřice, 639 00 Brno; • APF AGRICULTURAL INVESTMENT LTD., business ID number: 13810721, with its registered office at Enterprise House 2 Pass Street, Oldham, Manchester, United Kingdom, OL9 6HZ; • APF GROUP EUROPE SICAV P.L.C., registration number: SV 608, with its registered office at 171 Triq L- Ifran, Valletta, VLT 1455, Malta.		

ISSUER

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