



ENFORCEMENT AND INVESTOR PROTECTION DEPARTMENT

SEC ADVISORY

This ADVISORY is prompted by reports and information received by the Commission concerning the activities of **KOZY.PH MANAGEMENT OPC** or **KOZY LISTINGS** headed by **JENIL BONALBA ASPIRAS** enticing the public through social media platforms to invest in said entity through its so-called “**Dormant Investor Program.**”

KOZY Listings
February 17 · 🌐

Want to start an Airbnb business in the Philippines? 🏠

KOZY is a property management company that provides opportunities to help establish and upscale your real estate business. We help investors acquire real estate thru fractional co-ownership, profit-sharing assets, and earn lifetime passive income.

KOZY Listings
June 1 · 🌐

Grow your money with ease on real estate! 💰📈

We're offering a 2-year contract duration of the Dormant Investor Program at our soon-to-open Airbnb units in Makati & BGC, where you can earn 20% interest on your investment for 2 years.

As part of our Dormant Investor's Group below are the following perks and benefits:

- Memorandum of Agreement Notarized
- Profit Sharing of ₱5,000 monthly fixed
- 10 free overnight stays in any of our Airbnb units nationwide
- Scheduled payout sent via online bank transfer
- Legit company with positive reviews from investors/clients
- Verified host on Airbnb: airbnb.com/p/kozy

For interested partners, send us a direct message. 📩

Earn P20K and 10 free nights when you
INVEST P100K
in one of these new projects

INQUIRE NOW!

KOZY Listings
Real Estate Investment Firm

📩 Send message

Based on the information received by this Commission, **KOZY.PH MANAGEMENT OPC** or **KOZY LISTINGS** entices the public to invest Php100,000 as “initial investment” in the soon-to-be open Airbnb units with a monthly profit sharing of Php5,000 for two years or equivalent to 20% for 2 years plus a “10 free overnight stay” in any of the Airbnb units nationwide.

In this regard, the public is made aware that an “*investment contract*,” a kind of security, exists when there is an investment or placement of money in a common enterprise with a reasonable expectation of profits to be derived from the efforts of others which is prominent in the scheme of **KOZY.PH MANAGEMENT OPC or KOZY LISTINGS**.

As such, the Securities Regulation Code (SRC) requires that said offer and/or sale of securities must be duly registered with the Commission and that the concerned entity and/or its agents should have the appropriate registration and/or license to sell such securities to the public.

Further, the Financial Products and Services Consumer Protection Act also prohibits investment fraud which is defined under the law as any form of deceptive solicitation of investments from the public which includes Ponzi schemes and such other schemes involving the promise or offer of profits or returns sourced from the investments or contributions made by the investors themselves and the offering or selling of investment schemes to the public without a license.

Based on the Commission’s database, **KOZY.PH MANAGEMENT OPC** is registered with this Commission, however, **KOZY.PH MANAGEMENT OPC or KOZY LISTINGS OPERATES WITHOUT THE NECESSARY LICENSE AND/OR AUTHORITY to solicit, accept or take investments/placements from the public nor to issue investment contracts and other forms of securities defined under Section 3 of the Securities Regulation Code (SRC).**

In view thereof, the public is hereby advised **NOT TO INVEST** or to **STOP INVESTING** in the investment scheme being offered by **KOZY.PH MANAGEMENT or KOZY LISTINGS** as well as to any other entities having the same or similar schemes and to exercise caution in dealing with any individuals or group of persons soliciting investments or recruiting investors for and on behalf of **KOZY.PH MANAGEMENT OPC or KOZY LISTINGS**.

Those who act as salesmen, brokers, dealers or agents, representatives, promoters, uplines, recruiters, influencers, endorsers and enablers of **KOZY.PH MANAGEMENT OPC or KOZY LISTINGS** in selling or convincing people to invest in the investment scheme being offered by the said entity including soliciting investments or recruiting investors through the internet may be held criminally liable under Section 11 of the Financial Products and Services Consumer Protection Act (FCPA) and Section 28 of the SRC and **for the two offenses, both penalized with separate** maximum fine of Five Million Pesos (Php5,000,000.00) or imprisonment of Twenty One (21) years or both pursuant to Section 73 of the SRC (*SEC vs. Oudine Santos, G.R. No. 195542, 19 March 2014*).

Furthermore, the names of all those involved will be reported to the Bureau of Internal Revenue (BIR) so that the appropriate penalties and/or taxes be correspondingly assessed.

Should you have any information regarding any investment solicitation by any individual or group of individuals on behalf of **KOZY.PH MANAGEMENT OPC or KOZY LISTINGS**, please send your report through email at epd@sec.gov.ph.

For the information and guidance of the public.

Makati City, 27 July 2023.