

Thaler.One: global commercial real estate marketplace, which uses blockchain as a transport for assets to provide an easy and borderless entry for smaller investors into international property market valued at over US\$200 trillion.

Thaler team and advisors are alumnus of Rothschild, Morgan Stanley, UBS, Europa Capital, RenCap, Cushman Wakefield, Visa, PWC, EY, Credit Suisse and JLL.

Investment Highlights



> **Global access to real estate** enabled through blockchain technology



> **Increased liquidity of real estate** through tokenization and expanding investors universe to international retail crowd



> **Stability** – historically real estate market shows strong long-term growth and low volatility



> **Low entry ticket to invest and build your own portfolio** – made possible through the use of blockchain



> **High scalability** – qualified retail investors can reach out to the enormous size of the global real estate market. Almost unlimited potential to increase the size of assets flow



> **Professional management** – Institutional grade management, access to deal pipeline and full compliance with financial regulations

Real Estate Now

Pros



- > Largest industry in the world accounting to US\$200 trillion; professionally managed RE market is c.US\$8.5 trillion
- > Stable returns and low volatility in comparison to stocks and gold: always grows against fiat currencies
- > Real estate crowdfunding is an emerging trend, experiencing a 3x growth per annum for the last several years with forecast to become a US\$100b market by 2025

Cons



- > Full profits can be realized only by large investors as the industry is highly capital intensive
- > Limited opportunities for retail investments globally
- > Geographically limited, not available to residents of developing market economies
- > Low liquidity in particular for direct investing schemes
- > Crowdfunding platforms do not offer cross-border transactions and limited to foreign international retail investors

Business Model and Financials

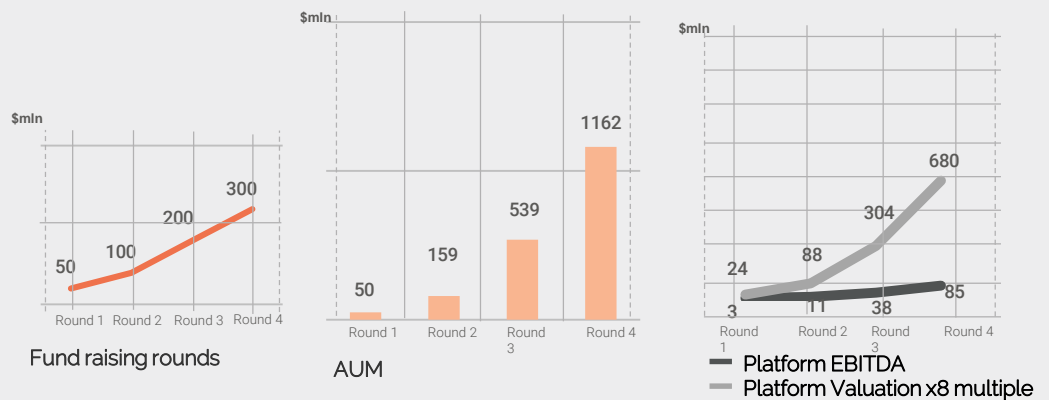
- Thaler.One combines a real estate fund with marketplace for investing in individual assets. Investors can purchase digital shares (tokens) in a pool of assets or digital shares of individual assets.

Revenues generated by:

- > Rental income from pool of assets (real estate fund)
- > Mark-ups when tokenizing individual assets from pool
- > Fees for tokenization of assets for property owners

Exponential revenue growth through a series of fundraising rounds (forecast within 2-3 years, conservative)

Platform EBITDA growth from \$3m to \$85m and marketcap from US\$24m to US\$680m in just several years)



Benefits for VC Investors



- Experts selected deal pipeline (over 20 properties) with strong returns of up to 10% per annum and combined returns from platform operation of at least 20% per annum
- Access to US\$8.5 trillion professionally managed real estate market
- Minimal entry tickets for future qualified retail investors with unlimited maximums
- Liquidity and low transaction costs

Benefits for real estate owners



- Access to new investors worldwide (focus Asia) through cutting-edge digital marketing techniques (currently whitelist of above 1 million)
- High speed of asset sale at maximum market prices with 24/7 operation
- Clear and transparent operations

Current offer

Private sale of equity in the platform - US\$3.5m

US\$1.5m already raised

Raising: US\$2m of equity from selected strategic partners

Bonus: equivalent amount of units in Thaler.One real estate fund