

SREAL

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The Current Problem of Asset market

New paradigms are popping up around blockchain technology every day. One of its biggest disruptors is the tokenization of assets, which could completely change our view of the financial industry. Currently there are trillions of dollars stuck in assets that cannot be mined or have very little access. Markets such as real estate, art, intellectual property, scarce and precious resources, which are mainly owned by institutional investors, leave little room for investors; retail investors invest in these markets. In other words, retail investors only have the option of investing in debt or equity markets, where volatility and risk are high.

This is where asset encryption comes in. Asset tokenization can open up new markets to anyone in the world, allowing available capital to flow into illiquid markets, opening up a world full of opportunities.

What's important right now is that with these mechanisms set up, anyone can invest in assets they never imagined before. People no longer need to rely solely on investing in the stock market or cryptocurrencies because they don't have large amounts of capital to invest in durable assets like real estate. With both mechanisms, anyone with the least amount of capital can achieve capital gains based on the performance of the real world assets they have invested in.

Our Solution

▶ 2.1 Tokenization of Asset

Asset tokenization is how any real-world asset, tangible or intangible, is digitized and then broken down into smaller pieces in the form of tokens. In a broad sense, a token is essentially a representation of something else, and in this case each token represents a proportional portion of the digital asset, which also means that the token holder report ownership of related property rights or other ownership rights of any kind. The possibilities for encryption are endless and in SReal we mean that the world can be encrypted, because what can be digitized and broken down can be anything, physical assets. substances such as real estate, art, rare resources, to financial instruments such as debt, shares, bonds, securities, etc.

So now you must be wondering how security token services and asset tokenization relate to each other. Well, the answer is simple, because once you have digitized an asset and broken it down into as many parts as you want, in the form of tokens (asset tokenization), then you will make an offer so that anyone in the world, at any time, can get these issued tokens (security tokens provided). The reason it received this name, Security Token Offering, is that blockchain technology is used and the creation of these specific types of tokens executed on smart contracts can only be done on the blockchain. Tokens and smart contracts are the things we will analyze in the “Blockchain Technology and Cryptography” section.

Now that we have both related concepts, we can now explain what the advantages of asset tokens are, one of its biggest advantages being its ability to break down barriers to entry. With retail investors like high investment tickets. Let's do an example to further explain what we mean by this.

An investor can enter the real estate market and search for a building that costs one million euros. The investor knows that the building is located in a prime location, the value will only increase in the years to come. The entry fee is extremely high, so he may have plenty of cash to invest or collateral to get a bank loan to invest in real estate. These two factors in addition to being barriers can also become problems for that investor. On the one hand, deploying a large amount of capital can cause problems in the future in case it needs liquidity, and on the other hand, the foreclosure of debt instruments, which means you fall into debt, this adds to the obligation of paying interest on the requested amount and having to repay everything within the set period.

With asset encryption, the building can be split into multiple parts if needed, so the million euro building is now represented with 10,000 tokens worth 100€ each. This entry is more suitable for the investor, and he doesn't need to take out loans or perform magic tricks to get capital to invest in what he considers a profitable investment. With this small entrance ticket, he now has the right to invest and decide to buy 100 tokens for a profit corresponding to the performance of the building at 1 million euros.

The performance of the building can be related to whether it is rented or leased, thus generating a profit on a periodic basis, distributed to token holders or as a result of the building overturn, where the building undergoes renovation works to increase the valuation and sale at a higher location and the income is distributed among the token holders. These are just examples of how buildings can be operated, but there are many other ways buildings can be profitable for investors. The only important thing to keep in mind is that whatever model is used for profit, it is important that they are distributed proportionately among the token holders.

To give an example, we have split a \$ 1 million building into 10,000 blocks, but in reality you can actually break the building with 1 million tokens worth \$ 1 per block to further reduce the costs. tickets in the door. In this case, people will need to assess whether they want to drink coffee at their favorite cafe or buy tokens and earn capital gains based on the performance of real-world digitized assets and encode.

As we can see, asset tokenization is the mechanism by which you give access to anyone by opening seemingly inaccessible markets. However, this is not the only advantage that exists when using content encryption. The fact is that to do asset encryption, you have to use blockchain technology, it creates a lot of benefits. Now is the time to talk about how crypto-asset disruption translates into a boon for the market.

2.2 What Can Be Tokenized

Asset tokenization establishes the technology basis for a new category of crypto financial products. It is changing the traditional concept of ownership itself.

Many assets that can be tokenized and moved to blockchain: financial instruments like stocks & bonds, real estate properties, gold, and even fine art.

Private Equity Shares

Information about shares and shareholders of small-to-medium enterprises has traditionally been manually accounted on spreadsheets or even still on paper. Each party maintains its own record-keeping in siloed records, which is redundant and inefficient — making it prone to error. 10XTS makes it easier for companies to interact with shareholders, providing information, ownership transparency and availability to confidently execute trades on the secondary market.


Real Estate

Tokenization of real estate allows fractional interest ownership, which opens the opportunity for increased market participation and additional capital. This presents as a new opportunity to grow real estate investment markets.

Physical Goods

Traditionally illiquid assets including art, aircraft leases, collectibles, fine wine, and many more can be digitized on 10XTS to provide provenance, price discovery, and lending with the transparency and efficiency of blockchain. Increase value and participation in

normally illiquid markets. Current solutions manage only already “digital” assets.

 **Commodities**

Tokenizing commodities can create billions in annual savings and new market opportunities across the commodities sourcing and trading lifecycle. Transforming physical assets into tradable digital assets creates liquidity and lowers barriers to entry in asset classes traditionally dominated by institutional investors individuals.

 **Loans**

Tokenization of loans can reduce costs and foster greater market participation due to process automation and simplified workflows. The duplication of information among counter-parties, excessive manual processes, data re-entry, and lengthy settlement times creates cost and delay in today’s loan markets.

 **Intellectual Property**

By tokenizing intellectual property, it permits fractional ownership of innovation the resulting technology. This creates new and interesting models of ownership and participatory income streams from licensing, etc...

▶ 2.3 Fungible vs. Non-fungible Assets

There are two types of assets that can be represented as blockchain tokens: fungible assets and non-fungible assets. Fungible assets are interchangeable, meaning that each asset unit is exactly the same and has the same value.

For example, a unit of fiat currency such as the US dollar is a fungible asset. All units of the dollar bill are exactly the same, have the same value, and are interchangeable. Trust assets are also divisible, for example dollars, it is divisible into cents.

However, non-fungible assets are unique and not necessarily interchangeable. For example, a gold bar is usually unique. It stands out for its weight, purity, and even its serial number. Each gold bar can have a different value and they are often not divisible like a true indigenous product. Both fungible and non-fungible assets can be represented digitally by tokens on the blockchain.

Fungible tokens are simple numbers associated with units of account. The transfer of a certain number of tokens between accounts represents a transfer of value. Blockchain-based platforms tend to use fungible tokens to implement tokenized economies. However, non-fungible tokens are also possible - often combined with fungible tokens that represent the prize. Non-fungible tokens require more data storage to identify each individual unit, which is often more complex to manage.

▶ 2.4 Benefits of Asset Tokenization

Undoubtedly, the ability to lower barriers to entry and split real-world assets into pieces if needed, in the form of tokens that anyone, anywhere and anytime, benefits most worrisome. That's not the only benefit, though, so let's recap and explain in more detail how asset tokenization is a game changer:

- 1 **Tokenization of assets allows for greater liquidity by allowing assets to be split and allowing ownership of only parts of them, which also means that actions can be performed on said portions.** This is created by reducing barriers to investment and allowing more people to invest in the property. In illiquid traditional markets, such as real estate, fine arts, or scarce and valuable resources, this technology can make it easier for sellers to find partners to make transactions. easier, as there is a greater chance of buyer interaction. Not only has the range of investors increased with high ticket prices, but now investors from anywhere in the world can participate, at any time.
- 2 **Encryption of content can create new social and business models, such as shared ownership of the property itself or the rights that belong to it.** For example, different people who own tokens from a beach house can now decide when token holders can come and stay in that house. This is a disruption of the economic model, as several people own the same house, or the rights associated with it. Thus, they can determine when they can use it for themselves or make a profit if they decide to rent out the house at a time when no token holders are using it, or because they simply decided that it would be better to pay

back by renting out the house on an ongoing basis. This example is also an example of how he created a new social model because the same property shared by several individuals may not share any link between them except owning tokens from the same house. We are used to just owning something of our own and we have to pay for it in full. With asset tokenization, a sharing economy is built, where by owning only one part, we can still enjoy the benefits that full ownership can bring, such as the ability to use assets or derive benefits from them. profits.

- 3 **Asset cryptography can only exist using blockchain technology, which means that a shared infrastructure among all participants is used.** In addition, the fact that it is decentralized means that it does not require a central third party, the transaction costs are greatly reduced. This decentralization improves efficiency during the execution of actions, as the absence of an intermediary means that it is possible to create automated processes during transaction payments. These trades can take hours or days, can now be completed in seconds, allowing the market itself to become more optimal and less expensive while reducing the cost of time.
- 4 Another well-known advantage of **using blockchain as the underlying technology is its transparency** by default, as anyone can view transactions made in the Blockchain at any time.

It is important to distinguish that when operating on a public blockchain, the identities of the transaction portions must be anonymized and in a private blockchain this is not necessary if we want to comply with the regulations in force in terms of Data protection. However, the importance of being able to review transactions helps improve traceability and ensure trust, as the point of origin and all transactions can be seen by anyone. Then, is implemented, making proof of ownership the built-in quality when performing asset encryption.

- 5 The ability to perform easily identifiable transactions adds to the advantage of having only one entry point for information collection. It's easier to get all the information in one call, rather than having to rely on different data points to verify transactions and ownership. Using a single layer where all transactions and information are stored allows multiple departments to get complete information from a single source. **Moreover, since the data stored in the blockchain is immutable, everyone always has the same information and the same information will be available at all times.**

After explaining what asset tokenization is and its benefits, we can now go over it and explain why SReal was founded and why we consider ourselves the new investment era.



3.1 SReal – redefine investment

SReal was founded on the idea that asset tokenization is possible through security tokenization services and by using this particular type of technology and business model it becomes a bridge. connection between property owners and investors. The main idea is to disrupt the financial sector and become the new era of investment. Currently, people have very few options to deploy their capital, they must rely on debt or equity instruments, which are high risk and can be very volatile, or store their money. in a savings account giving them almost 0% interest. **Therefore, it was necessary to provide access so that anyone could invest in assets such as real estate, art, or valuable and scarce resources whose value increases over time; they are profitable instruments and due to their intrinsic characteristics, are less volatile than debt and equity instruments.**

In a nutshell, we have determined that SReal's goal is to open up new markets to the world through the tokenization of assets. Similar to how companies go through Initial Public Offerings (IPOs) to get cash and distribute dividends to their shareholders, the same can happen with assets and instead of getting dividends, they reap the profits. corresponding asset performance.

Furthermore, and due to the use of blockchain technology, we will bring efficiency to the market by providing automatization, transparency, traceability, and a platform running 24/7 where

asset owners and investors can interact with each other. Asset tokenization should be about frictionless transactions, and this has always been one of our building blocks.

Our journey may only be beginning, but our path is to completely disrupt the financial industry. Coding content is just the start, as there are many new models and features that can be built on top of it. SReal has a clear roadmap on how it can become a successful new era of investing and it all starts with being a trusted source for asset tokenization. To become the aforementioned reliable source, **it is important that we safeguard the end-to-end process of asset tokenization, from the digitization of the asset to the issuance of the corresponding tokens which are done through a Security Token Offering.**

3.2 **Blockchain Technology and Asset Tokenization**

As we said before, tokenization is the process of breaking down real-world assets into small, smart digital chunks called tokens. Each token is a digital representation of a portion of the asset. The benefit of doing this is the ability to transfer, buy and sell these tokens and prove ownership. With that done, any real world asset can be used to create new market opportunities. Over the past few years, blockchain technology has gained ground and it is now a widely adopted solution to perform encryption. The main advantage of using blockchain is to benefit from the security and level of transparency it offers.

Blockchain technology can be viewed for our purposes as a shared public ledger where anyone can write down and verify transactions. Tokenization in the blockchain occurs using smart contracts. Smart contracts are non-executing applications that reside in a shared ledger and execute their scheduled instructions whenever they are triggered by a transaction occurring in the blockchain.

Each token has linked its smart contract, which contains all the instructions for managing any aspect of the token: balance tracking, transfers, spending authorization, and any function can be added as an option.

Currently, one of the largest public blockchains in existence is Tron, which created the concept of smart contracts and it is a widely accepted platform for use in modern applications.

To guarantee compatibility between all this tokens several standards have been created. **If a token's smart contract is fixed on a standard, developers can build applications which apply to all the tokens adhering to the same standard enabling full compatibility.** Typical Tron token standards are TRC20 and TRC721 (respectively fungible and non-fungible tokens).

At SReal, we use blockchain technology to execute tokens and adhere to key standards accepted by the wider community. We provide options to work on both public and / or private blockchains, both of which support the same standards. We also work with blockchains not compatible with Tron like Stellar,

Binance Smart Chain. With our technology, any real world asset can be linked to a token smart contract that defines a number of tokens into which the asset is divided. These tokens can be sold, bought, transferred, deposited and withdrawn within and from the platform. **Tokens related to one asset can be exchanged for tokens associated with a completely different asset, opening the doors to a lot of new market possibilities.** All the system is running in a scalable and robust platform, simplifying, and reducing the friction that users feel when using blockchain applications.

Our goal is to provide a tool capable of creating new paths and flows in the market using cryptography to bridge the gap between real world assets and technical trading opportunities. number. We have powerful technology and streamlined processes, so our customers don't have to worry about how it works or how secure a transaction is, they just need to think about getting it. passive returns related to tokens and the performance of real-world and tokenized assets. We have created a very intuitive user interface that makes buying and selling tokens extremely easy. With just a few clicks, you can enter the new era of investing and reap the benefits of asset tokenization.

3.3 **Tokenization Process – How to Tokenized an Asset in Sreal Platform**

SReal has established a thorough process for the asset tokenization to occur. The way it was established was to provide certainty and trust to all the potential buyers of the different tokens. When someone wants to tokenize an asset of theirs, in order for it to be broken down into small parts or tokens which

can be acquired by anyone, they must first engage SReal's management team in order to see the viability of the tokenization. So, let us go over the different steps that are needed for an asset to be tokenized.

- ✓ Deal structuring
- ✓ Technology selections
- ✓ Token creation and distribution



3.3.1 Deal Structuring

The structure of the transaction depends on many factors, including jurisdiction, asset class, type of shareholder and applicable regulations. Typically, issuers will choose to tokenize an existing exchange to create liquidity for existing investors before raising capital for new offerings.

In this phase, asset owners must decide:

1. Asset – Determine the specific asset or properties to Tokenization

2. Valuation – First, the asset itself needs to be analyzed. Symbolic real estate is completely different from an image or a rare and precious resource like gold. In the example of gold, there is already a market for it, so its value and value is well established in the market, but what if someone wanted to symbolize a vintage car. In this case, an evaluation must be made on the old car to determine its exact price, which will be used to attach tokens to it.

SReal's issuance of tokens are in the form of stable coins, which are cryptocurrencies that are pegged to a stable asset, which in this example would be the vintage car valued by an independent expert. Stable coins differ from other types of coins, since they are less volatile as they are pegged to a hard asset, which greatly reduces the risk factor of volatile movements which occur in other types of cryptocurrencies like bitcoin or shares of a company.

3. Shareholder rights – determine whether investors are entitled to dividends or governance rights of the entity. Once the valuation is done, a smart contract must be created, which is explained in more detail in the section “Blockchain technology and asset encryption”. The price and quantity of tokens must match the price and valuation of the asset. In addition, it is necessary to decide which business model will govern the issuance of tokens, for example if the goal is a loan or to split assets under a model of co-ownership or transfer of rights. In addition, the rights that investors will acquire must be defined in terms and conditions that will be incorporated into the token itself.

This previous step is what people have defined as tokenomics, the science of the token economy. This science covers all the aspects of the token creation, from its management to its usage. In SReal's case, tokenomics is applied to how the smart contract is generated, as it must be input how many tokens will exist, what will be their issuance value, and what are the established benefits that will attract the investors; for example,

is the asset owner giving equity and rights or is he going for a profit sharing/cash flow scenario?

4. Legal structure: This is the next step to take when working with asset encryption, the regulatory framework needs to be established. Several questions need to be answered when establishing the legal structure regarding the asset itself, namely where it is located, who will be responsible for the audit and assessment, under what conditions, of the guarantees. What guarantees are given by asset owners to protect investments made by all token purchasers who will be responsible for asset management, etc.

This is probably one of the most important factors that SReal covers, setting up the legal framework of asset tokenization.

This is necessary not only to protect the interests of investors, but also to smooth transactions, so that property owners can receive the funds required to operate their assets in accordance with the law. simplest way possible. SReal handles all the necessary contracts and in such a way that one of our most important pillars is customer experience, we have moved our customers' simple token purchase journey to a real way. enforce the legitimacy of cryptographic assets.

5. Execution regulation – the applicable execution regulation may be based on the location of the Asset, the size of the capital raise, and the type and location of investors. It's important to note that execution regulation may also determine tax treatment of the tokens as well as solicitation

restrictions.



3.3.2 Legal Selection

Once the legal structure of the asset is established and the structure of the transaction in progress, the technology will be selected. This part of the process is relatively simple and quick compared to the other steps. The four key decisions are:

- ✓ Blockchain / Token Definition – choose the blockchain on which to create the token, and decide which data and transfer restrictions to include in the token.
- ✓ Custody – identify a physical custody solution that can appropriately store real estate tokens. Investors may also need a custodial solution.
- ✓ KYC / AML Vendor – determine a KYC / AML vendor that can integrate with the primary issuance platform and the Tokenization security infrastructure.
- ✓ Primary / Secondary Marketplace – where would you like these Tokenization securities to be made available to investors for the main issue? And what exchanges do you want them to trade on? These decisions will ultimately determine the success of the capital raise and investors' access to liquidity. Another option is to create your own marketplace, which many of our larger clients choose to do using Sreal's Exchange technology.

 **3.3.3 Technology Selection**

Once the technology decision is underway, and the deal has been structured, the next step is to launch the token and distribute it to investors:

- ✓ Acceptable Funds – there are several options to easily accept different types of payment methods. Besides traditional fiat currencies, investors can also buy crypto assets with cryptocurrencies or stablecoins.
- ✓ Token Creation – the launch of the token is managed in a Web application set up by SReal. With the click of a button, the holder launches the digital asset and then generates a token supply, a process known as “mining”.
- ✓ KYC / AML – the prospective or committed investors will go through an investor onboarding and KYC / AML process. During this time they may also need to link up their digital wallet.
- ✓ Token Distribution – when an investor makes a purchase he will receive Tokenization securities and in real time the owner can manage the increase and view the limits table in the Sreal dashboard.

▶ 2.1 How can you invest in tokenized assets?

To invest in crypto effectively, you need to have access to a team of experts with the right technology, fully compliant with the law, and prioritizing investor protection at all costs. SReal is the only company that converges on these criteria: a team of experts with extensive experience in investing in real estate assets, legal acumen to protect all its investors and full compliance, and a team of technology experts. designed, built and launched a revolutionary platform solution that connects asset owners and investors around the world.

SReal is the leading investment platform in tokenized assets. **Through our platform, you would be able to invest in an array of different assets classes** with different risk and return profiles that meet your investment appetite. You can invest in real estate such as residential, industrial or commercial real estate; invest in famous paintings by famous artists; or even invest in infrastructure projects like renewable energy assets. New markets around the world are opening up before your eyes.

To be able to access all these investments, you firstly need to join the SReal community and carry out the onboarding process.

▶ **KYC/AML**

At SReal, our priority is to protect our community of investors. To do this, each new user must go through a strict Know Your Customer (KYC) and Anti-Money Laundering (AML) process. Simply register as a new investor on our platform and follow the instructions,

provide the required documents and wait for one of our team to approve you. Since legitimacy is of paramount importance to us, we have put in place this rigorous process in the event that a state regulator requests information or verifies the SReal to establish legal compliance. **All the information requested is what the law requests, we do not add further constraints to what is strictly needed.**

As we will collect your information, this is of the utmost importance to us and we follow the procedures of the General Data Protection Regulation (GDPR) to protect your personal data. . Therefore, we have established internal guided procedures to protect and protect your personal information.

Deposit money (debit card, bank transfer, etc.)

Once your account is verified and approved, you are ready to invest in crypto assets. **SReal has developed a platform that accepts both fiat and cryptocurrencies.** If you want to make a fiat transaction, fill in your bank details and start investing with as little as €100. We work with a strict point of sale (POS) provider. to protect your money. If you want to interact with cryptocurrencies, complete Know Your Customer and we will provide you with the wallet to transfer to. At SReal here, we want to provide as many opportunities as possible for our investors to participate in the financial industry revolution.

Capital requirements

To start investing in tokenized assets you do not need large

amounts of capital. You can start investing in assets that would otherwise only be accessible to institutional investors like large corporations or investment banks. Now you can become an investor in an office building in cities like New York, London or Madrid, or you can become one of the owners of one of the many works of art by your favorite artist. Maybe you want to be part of the green revolution and start investing in solar farms in southern Spain or Italy and get regular dividends from the sale of green energy from your investment.

The best part about this is that you can start with as little as \$100. As we have established in the "What is an asset tokenization" section, asset tokenization allows for each of these assets to be split if necessary in the form of tokens, thus allowing each investor to " Access to countless new markets around the world.



Investor protection

The most important thing for SReal is to be a trusted source and that is why we have established a complete process of what can be encrypted and how the encryption of the content should be done. Please see the "Asset Encryption Process" section to learn more about what SReal does to protect investors.

Finally, **it is important to specify that we provide more investor protection, by not having access to any funds deposited on the platform.** This amount is held in a wallet created for each investor by our point of sale (POS) provider, which holds a license to operate cryptocurrencies.

▶ **Escrow**

As mentioned above, investor protection is a top priority at SReal. To protect the capital of each investor, your funds will be deposited into the Escrow Account.

An escrow account is a service that allows investors to have their money held by a third party who will keep it secure until the transaction is completed. To put it another way, your money will never be placed in SReal's bank accounts. As previously stated, SReal does not have access to any of the platform's deposited capital, which is held by a regulated organization that is allowed to handle such funds.

The Escrow accounts will receive and hold safe all investors' capital until the target capital raise has been met and the target asset's due diligence has been completed. If both criteria are met, then the money is released to the corresponding asset owner, and the investors receive their corresponding tokens.

▶ **Due diligence**

As we have established in the "Process of asset tokenization" section, each asset available in SReal's platform has undergone a strict due diligence process.

Due diligence is the cycle by which every resource accessible goes through a careful examination to prove that the real factors, subtleties attributes of the objective speculation are genuinely precise. The rundown of fields that are explored under a due diligence interaction could include the accompanying:

monetary, assessment and bookkeeping review; correction of future execution estimates; examination of market rivalry; lawful examination of the resource's agreements, potential or progressing prosecutions and assessment of existing subcontractors or other outsider connections; specialized update of the resources' parts to guarantee there are, among others, no current underlying harms, erroneous development, chances, and so forth (the rundown isn't thorough and contrasts relying upon the resource viable).

The due diligence process is critical to ensure that the target financial returns (whether in the form of capital gains or dividends or cash distributions) **of the asset are as accurate as possible and risks to investors are minimized.**

Term Sheet (T&S) of the investments

SReal will create numerous venture open doors accessible to its clients, across various resource classes, each with various qualities and diverse danger to-bring profiles back. Therefore, **it is important that each potential investor carefully reads the target asset's documentation and understands the investment's characteristics** such as the recommended holding period, the asset's target return, the risks associated with the target returns, the form of these returns (e.g., whether regular distributions or a capital gain at exit), rights and obligations to each investor, etc.

Secondary market

Since investors will be acquiring tokens representing a proportional part of a given asset, **they can interact with these**

tokens by acquiring more from other token owners or selling them to third parties. We are utilizing ERC20 tokens which permit the financial backers to pull out their tokens from the stage, and store them in their own wallets, or use them to interface in different stages or markets. We will likely give unlimited potential outcomes to our financial backers, so if it's not too much trouble, survey the "Blockchain innovation and resource tokenization" area to find out with regards to innovation and the ERC20 token.



Fees to SReal

SReal trusts in full arrangement of interests between parties. Along these lines, to guarantee that every financial backer's inclinations are totally lined up with SReal's own advantages, SReal will viably be the resource supervisor and charge a yearly expense as rate over the resource's incomes.

This way, **it is in SReal's interest to maximize the asset's revenues, which at the same time maximizes distributions to investors.** As incomes are boosted, benefits will in all likelihood be most noteworthy too, thus producing higher free incomes that would then be able to be conveyed to every symbolic proprietor. Moreover, resources that create higher free incomes likewise are more significant to expected purchasers and would bring about an increment in the resource's Enterprise Value. A higher Enterprise Value will expand the resource's deal cost on account of an exit, subsequently likewise expanding an expected capital increase to financial backers.

04 SReal Business Model ---

▶ 4.1 **Tokenization Assets Exchange**

SReal is the leading investment platform in tokenized assets. **Through our platform, you would be able to invest in an array of different assets classes** with different risk and return profiles that meet your investment appetite. You can put resources into land, for example, private, modern, or business property; put resources into renowned compositions from notable craftsmen; or even put resources into foundation projects like sustainable power resources. New business sectors from everywhere the world are opening before your eyes.

▶ 4.2 **SReal Global Digital Markets**

SReal overcomes any barrier between advanced resource markets and conventional monetary organizations and their requirement for in reverse similarity to the universe of customary protections: executing, margining, shorting, and announcing. Regardless of whether you're a market creator, a venture reserve, or a crypto business, SReal can give bespoke advances of digital currency, stablecoins, or USD for your establishment.

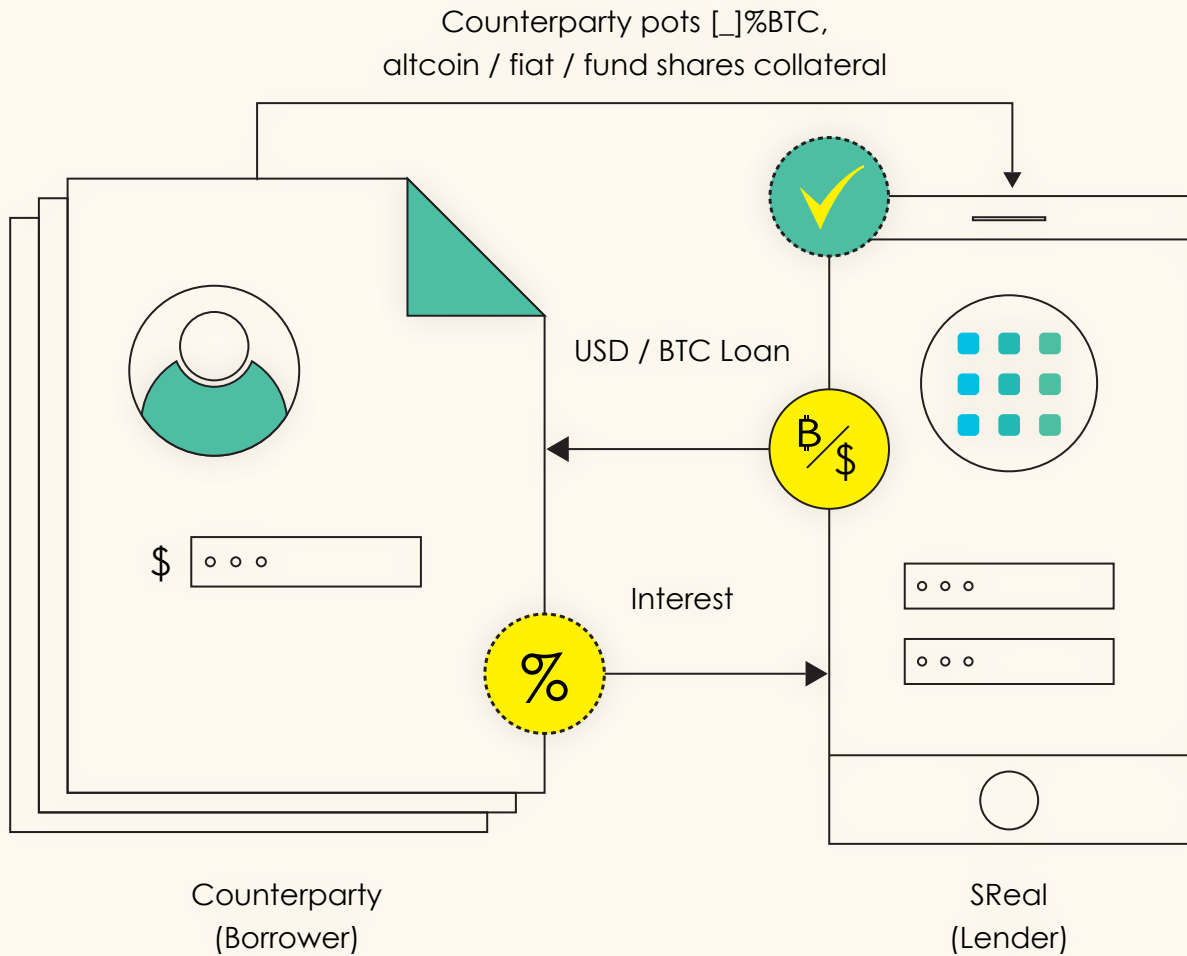
▶ 4.3 **Financing Services**

SReal Global Digital Markets empowers customary financial backers utilizing Tokenized Assets as connection to get computerized resources or USD at arranged terms and rates for supporting, market-production, shorting or for other working capital requirements. We execute, edge, short and report and can redo our loaning items for every customer's particular business

system. Our financing stage upholds U.S. Dollar advances, stablecoins and huge cap cryptographic forms of money, for example, Dollar advances, stablecoins and enormous cap digital currencies, for example, bitcoin, ether, litecoin and different coins dependent on request and accessibility on SReal's foundation.

How it work:

- Counterparty and SReal sign a Master Digital Loan Agreement ("MDCLA").
- A chat (Telegram, Symphony, Slack, Bloomberg, and so forth) will be made where our exchanging group can execute your solicitations.
- Terms on loan cost, edge, insurance (rate and type) and expiry date will be concurred on through a term sheet.
- Counterparty will then, at that point post guarantee, once got, SReal will send mentioned coins or fiat.
- Interest payments will be made monthly.
- Day by day proclamations and detailing accessible through our online entrance.



▶ 4.4 The SReal OTC Desk

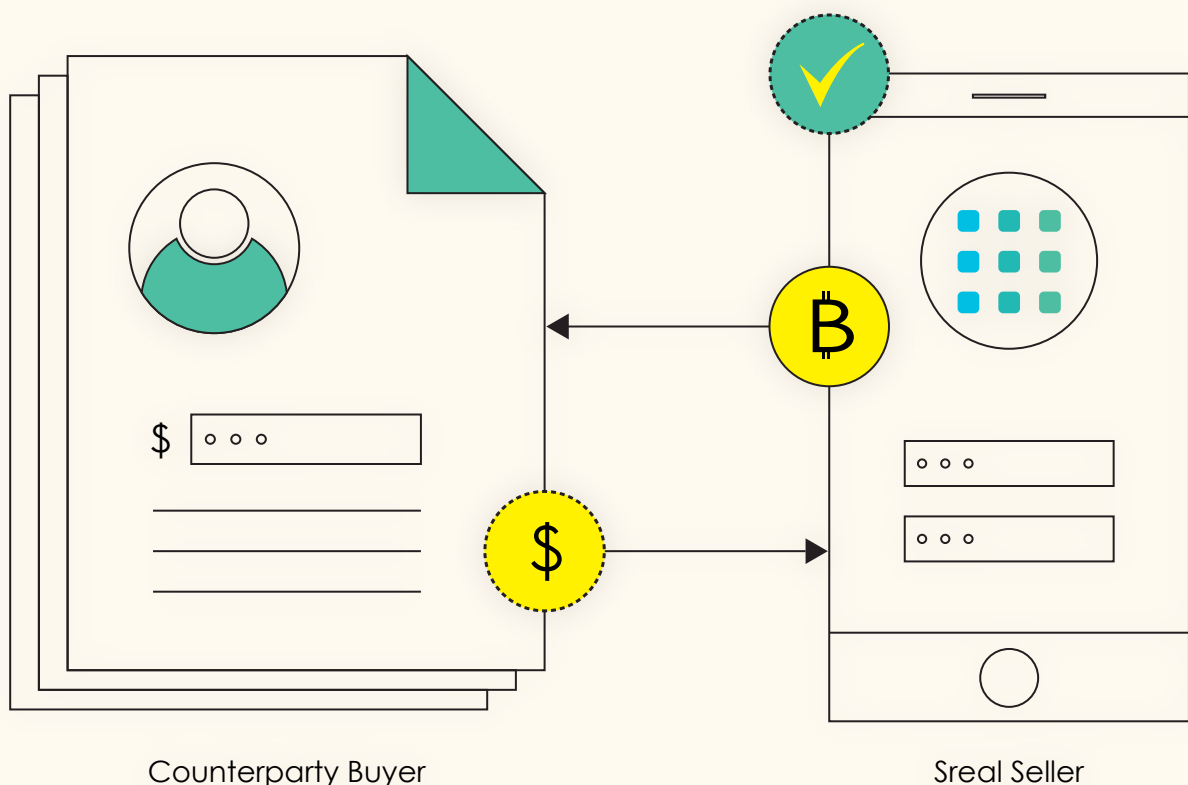
With the rollout of extensive OTC abilities, SReal will go about as an execution accomplice, offering spot exchanging, credit capacities and an edge exchanging item.

Devoted merchants on SReal's OTC work area will be situated in the U.S. also, Asia, giving worldwide, day in and day out help to organizations dynamic in advanced resource markets.

The work area will uphold huge cap digital currencies like Bitcoin, Ether, Litecoin, just as different coins dependent on request and every one of the Tokenized Assets accessible on SReal's foundation.

How it work:

- SReal can work with OTC solicitations for a sign, a market request, or time-weighted normal value (TWAP). All orders, once affirmed, are quick or-drop.
- OTC demands sent through talk (Telegram, Slack, Symphony, and so forth) and soon to come, the API.
- A Term sheet is issued.
- Fiat or crypto can be shipped off SReal through organizations like SEN or Signet, and crypto on Fireblocks.
- SReal will then, at that point send the bought crypto to the customer's location. Deferred settlement is accessible forthcoming credit audit.



▶ 5.1 Tokenomic

SRS is the utility token at the core of the SREAL Platform. Token holders will encounter benefits across the whole stage and are relied upon to get benefits from future ventures, items, and administrations, regardless of whether nitty gritty inside this whitepaper.

▶ Payments

Tokens can be spent on the stage, giving quick advantage to dynamic clients through limited or free admittance to premium provisions.

▶ Staking Benefits

Marking furnishes clients with benefits for holding tokens, like limited expenses, and extra rewards. This brings tokens briefly unavailable for general use, making a counterfeit reduction in supply.

▶ Users Growth

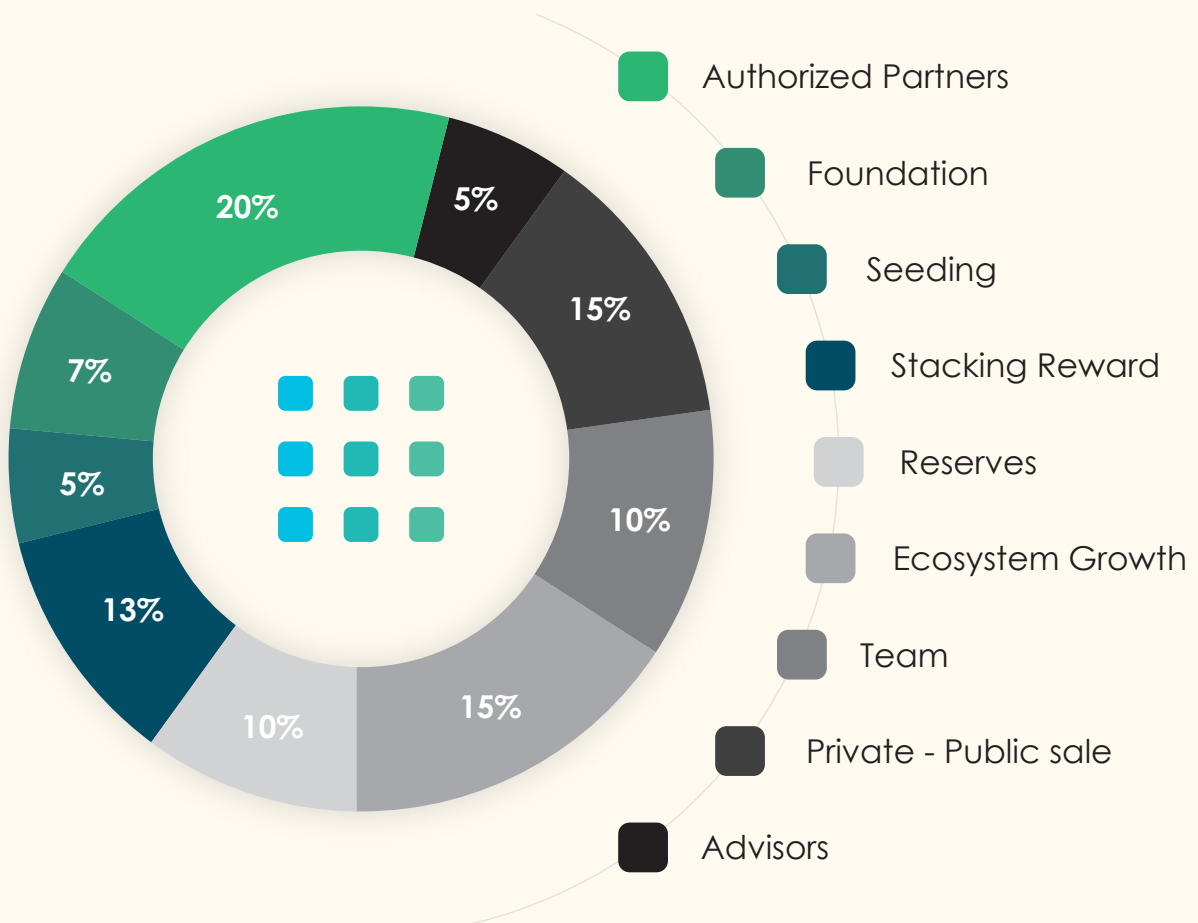
Community driven is one of the top priority in SREAL Platform. The SRS token will acts as the users growth pool in order to enhance communiy benefits and interaction with ecosystem.

5.2 Token Allocation

The SRS token is a standard TRC-20 token secured by the Tron blockchain.

1,000,000,000 SRS tokens will be minted at the Token Generation Event, after which no new tokens will be created. Tokens have been distributed to team, advisors, authorized partners will be locked at least 24 months and vested continuously 5% each month.

Token SRS Allocation	
Seeding	5%
Private - Public sale	15%
Authorized Partners	20%
Ecosystem Growth	15%
Stacking Reward	13%
Team	10%
Advisors	5%
Foundation	7%
Reserves	10%
Total	100%



▶ 5.3 Token sale

100,000,000 SRS is allocated for the Token Sale. This is divided into phases and held in 2021 - 2022, detailed in the table belows:

Token Information	
Code	SRS
Name	SReal Stock
Total SRS	1 Bil SRS
Hard Cap	\$45 million USD
Soft Cap (Minimum Raise)	\$15 million USD

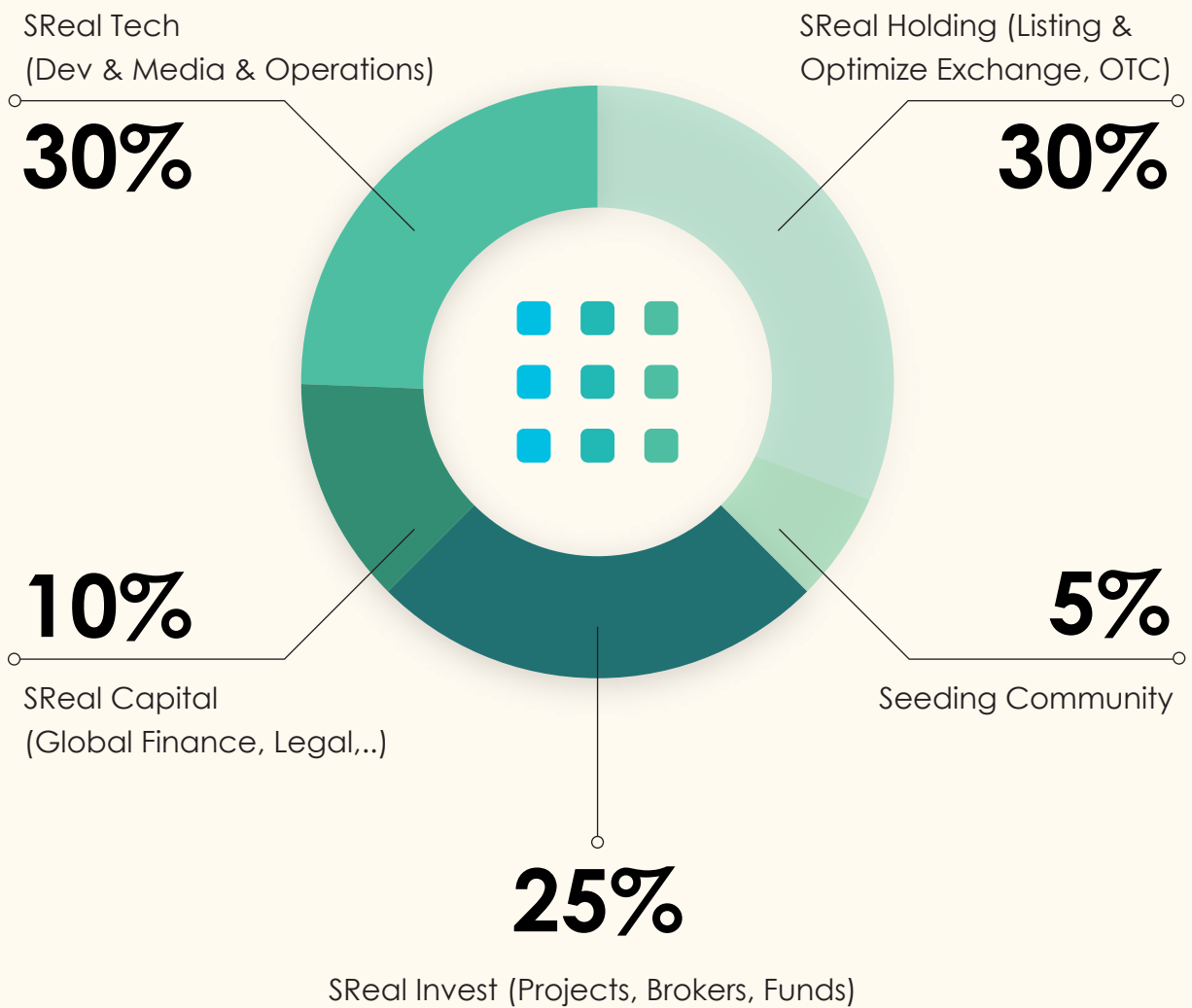
Token Sale						
Est.	Phase	Supply	Token SRS	Price*	Raise(US\$)	Lockup
02/01/2021	Seeding	1%	10,000,000	\$0.1	\$1,000,000	18 months
06/01/2021	Private	2%	20,000,000	\$0.1	\$2,000,000	12 months
09/01/2021	Crowd 1 st	3%	30,000,000	\$0.3	\$9,000,000	12 months
01/01/2022	Crowd 2 nd	2.5%	25,000,000	\$0.6	\$15,000,000	12 months
06/30/2022	Public Sale	1.5%	15,000,000	\$1.2+	\$18,000,000+	None
Total					\$45,000,000	

All Token Sale before Public Phase will be vested 5% each month after unlock.

**After sale round, all token left in that round will be burned. The prices of SRS is assigned to be the minimum of that period.*

▶ **5.4 Funds Usage**

Fund Usage	
SReal Tech (Dev & Media & Operations)	30%
SReal Invest (Projects, Brokers, Funds)	25%
SReal Capital (Global Finance, Legal,..)	10%
SReal Holding (Listing & Optimize Exchange, OTC)	30%
Seeding Investors	5%
Total	100%



Conclusion

As it has been established throughout these sections, SReal's ultimate goal is to open new markets to the world. We can only achieve so by being transparent and therefore we have created this webpage, in order for anyone to understand who we are, how we execute an asset tokenization and how we protect the investors and the asset owners.

Our shared experience allows us to create this cutting-edge service, which will revolutionize the financial industry, become a new financing possibility for different projects, and allow anyone to obtain capital gains in ways that seem impossible.

We started this journey with a solid structure covering the financial, legal, and technical aspects of asset tokenization. We will always comply with, understand the different sectors

we will participate in, and understand the technology and legality in a timely manner, so we can continue to be a security order The credible source from which the brand discount occurred.

SReal is a combination of the right team, the right network and partners, and solid knowledge and experience, which is why it will become a new era of investment.