



Brickchain Investments Ltd

Blockchain Powered Real Estate Asset Investments

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Executive Summary

Who

Brickchain Investments, Ltd is a London based corporation

What

Brickchain's goal is to provide financial liquidity to real estate asset owners while preserving their ownership of the property. This is achieved by distributing minority ownership of the individual real estate assets (less than 50%) on Brickchain and exchanging ownership within REMARK, our Real Estate Marketplace platform

How

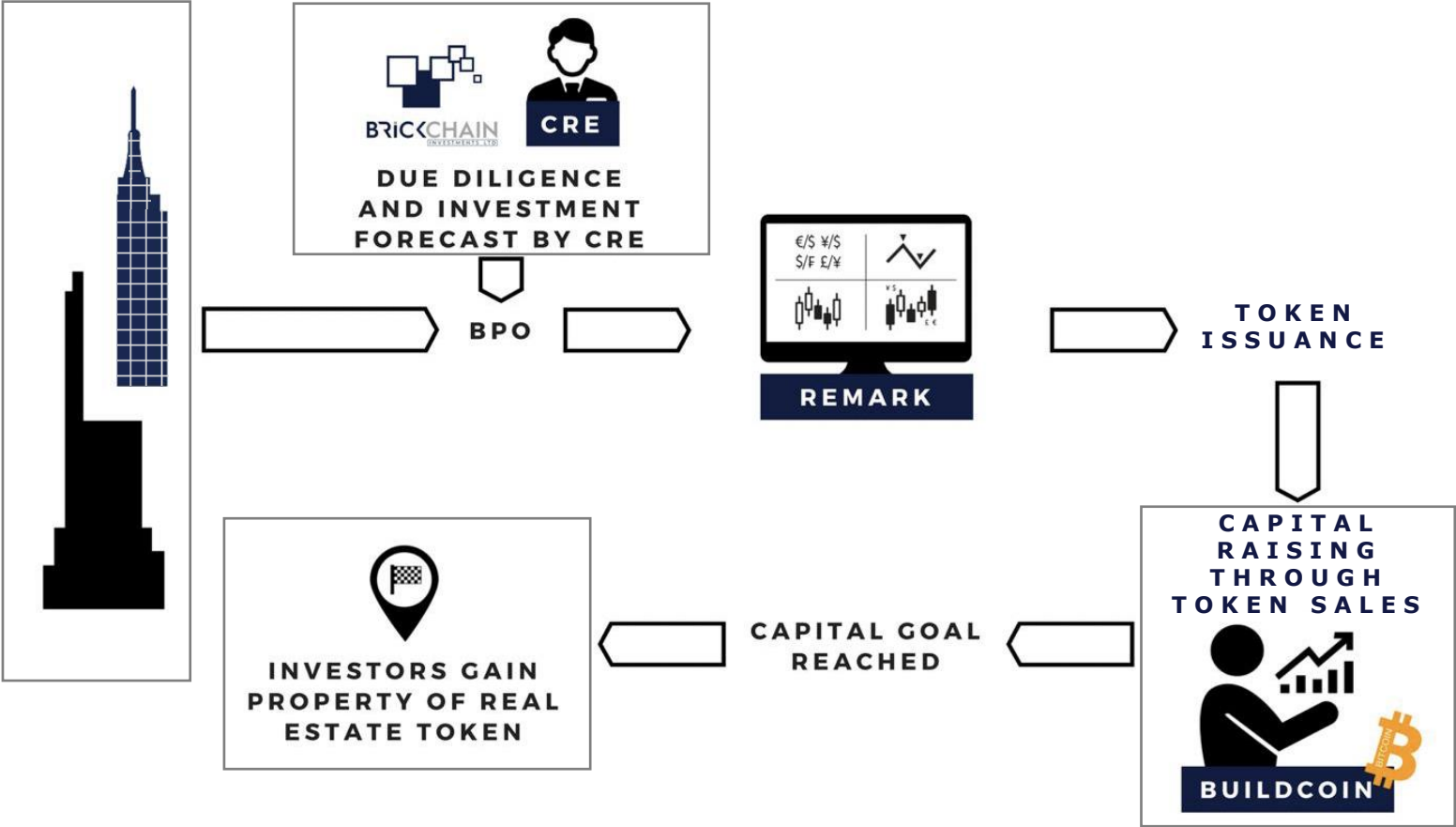
Brickchain operates through two different legal entities: Brickchain Investments Ltd and REMARK Trust

REMARKS' members are provided with comprehensive information regarding the history of the property/asset (e.g. previous owners, historical sale prices, technical specifications, capital expenditures, vacancy rate) as well as the investment potential (rental yield, market growth). Both datasets are continuously updated, verified and vetted by real estate industry specialists (Consultants in Real Estate or CREs)

Why

Based on information provided on REMARK, users can buy and trade shares of select real estate assets in the form of fixed rate income investment packages, using our platform's token, BUILDCOIN, and benefit from the asset's financial growth. On the other hand, the Building Owners benefit from the liquidity they receive in the Building Public Offering (BPO)

Executive Summary



REMARK's workflow step-by-step

Current Problems in Real Estate

Our Perspective

Information accessibility

Information on land value, rental yields and business development plans for a specific area often require a significant level of expertise and privileged contacts.



High transaction entry price

The entry cost to acquire real estate is prohibitive for a vast number of people. High fixed fees makes the investment illiquid and inefficient, limiting accessibility to a small number of individuals and organisations.



Trading restrictions

The presence of various tax frameworks in different countries makes it difficult to buy Exchange Traded Funds (ETFs) or Real-Estate Funds (REFs) without incurring penalties.



Illiquid market

Real Estate by definition is an illiquid market, governed by obsolete rules, which significantly slow down transactions and create inefficiencies.

These limitations contribute to market stagnation and lead to low transaction volumes in this high potential market vs. other, more liquid markets e.g. the stock market. For these reasons investing in property has always been seen as a long-term investment rather than an investment where one could take advantage of short term market fluctuations.

In the meantime, due to the large starting capital required, retail investors are often unable to diversify their portfolio using this asset class.

Key Project Attributes

Technology already developed

- The REMARK platform has been already developed and is in beta release. The first release is 70% completed
- Buildcoin (BLC) has already been tested on the Ethereum network
- The ICO and CrowdSale of our test BLC smart contract is functional and operative; ready to be launched

Balanced team of experienced professionals

- Brickchain brings together a pool of people with demonstrated track record in technology development, real estate investment and management, insurance, banking and legal experience associated with Blockchain based companies
- Brickchain's team is made up of professionals with a diverse set of backgrounds (Engineering, Insurance, Real Estate, Law, Technology, Finance)

Potential enabler to huge gains

- The current business model of the real estate investment world is brilliantly conceived to deliver healthy revenue streams and generous margins to intermediary parties. Brickchain will challenge this
- Brickchain aims to ease real estate transactions and optimise the asset portfolios of insurance firms, banks, institutional funds and others

Innovative concepts

- CRE network – Consultant Real Estate experts provide transparent and reliable information on assets released on REMARK
- “Investing like a bank” – Same investment opportunities, same information, whether you are a fund of \$1B or a small private investor
- Solid crypto currency - BLC represents an innovation inside the world of crypto as its value is backed by real assets

Solution provider to an existing, tangible market

- Brickchain's natural entry point would be as a provider of real estate investment services to insurance firms, banks, institutional funds, individual investors, and others who want to participate in this market
- With Brickchain market participants will be able to make real estate investments in much smaller increments, therefore making the process easier, more accessible and fully transparent, significantly changing market dynamics

Sizable market

- It is estimated that the total market of commercial Real Estate worldwide is worth ~US\$29tn (2016 – Savills Annual Report)
- Even minimal market penetration would translate into a significant business opportunity

Incentives for Brickchain Market Participants

Brickchain, through its blockchain integrated platform REMARK, aims to provide capital rewards to all the stake holders involved (Platform, Investors, CREs, and Building owners)

Trading transaction fees:		1.00%
REMARK Trust	To cover operating expenses, maintenance, property taxes, registration taxes, etc.	1.00%
Token Generation Event fee (BPO - Building Public Offering)		2.00%
CRE – Consultant in Real Estate	CREs who have collaborated in the BPO event, provided valuation and other supporting information, including financial forecasts to interested buyers	25%
First buyers	This fee will incentivize investors to participate in BPOs and finance further tokenization of other properties	25%
Brickchain Investments Ltd	These funds will cover development, maintenance and promotional activities	50%

Business Opportunity

Brickchain Economic Forecasts

Corresponding to 0.0086% Market Share of Global Commercial Real Estate

Values in GBP	Year 1	Year 2	Year 3
Total Token Market Cap	£50,000,000	£500,000,000	£2,500,000,000
<i>Growth (x)</i>		10x	5x
Brickchain Investments Revenue			
Total Token Generation Fees	£1,000,000	£10,000,000	£50,000,000
<i>% of Total Token Market Cap</i>	2.00%	2.00%	2.00%
Fees Distributed to Network Participants	£500,000	£5,000,000	£25,000,000
<i>% of Total Token Generation Fees</i>	50.00%	50.00%	50.00%
Incentive Fees to Consultants in Real Estate (CREs)	£250,000	£2,500,000	£12,500,000
<i>% of Total Token Generation Fees</i>	25.00%	25.00%	25.00%
Incentive Fees to First Buyers	£250,000	£2,500,000	£12,500,000
<i>% of Total Token Generation Fees</i>	25.00%	25.00%	25.00%
Brickchain Investments Revenues Net of Network Participant Fees	£500,000	£5,000,000	£25,000,000
<i>% of Total Token Generation Fees</i>	50.00%	50.00%	50.00%
REMARK Trust Revenue			
Daily Exchange Traded Volume (GBP)	£750,000	£7,500,000	£37,500,000
<i>% of Total Token Market Cap</i>	1.50%	1.50%	1.50%
Daily Transaction Fees to REMARK Fund	£7,500	£75,000	£375,000
<i>% of Daily Exchange Traded Volume</i>	1.00%	1.00%	1.00%
Annual Transaction Fees to REMARK Fund	£2,737,500	£27,375,000	£136,875,000

Business Opportunity

Brickchain Economic Forecasts – Market Size, Growth & Fees Assumptions

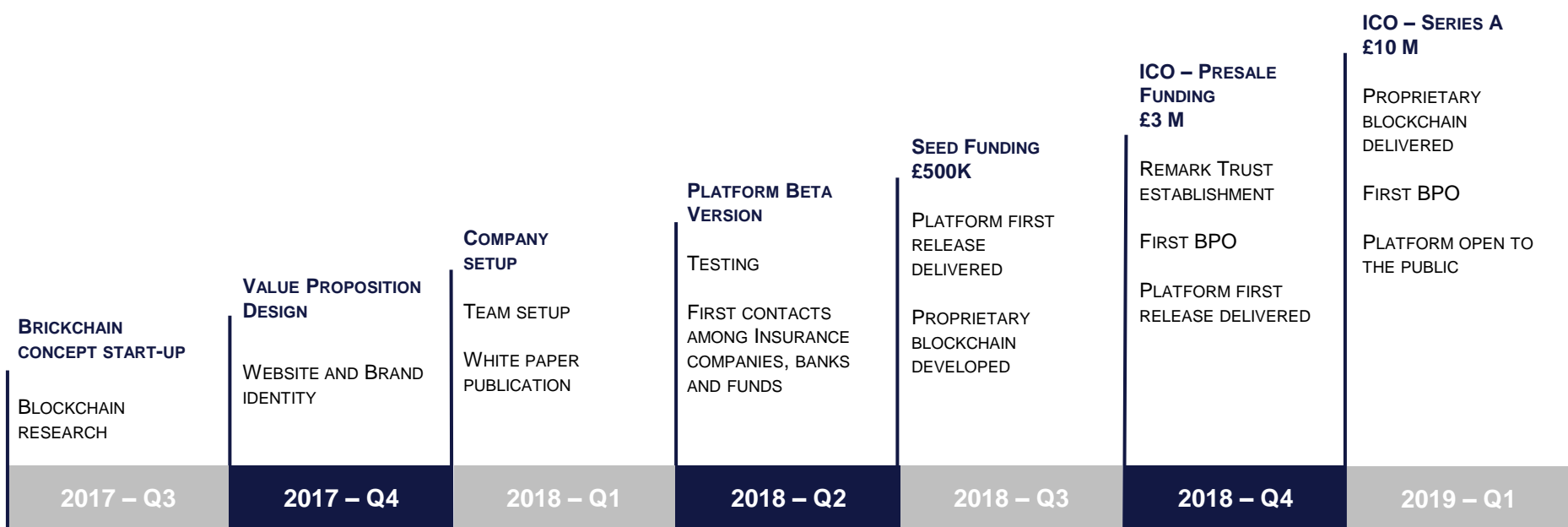
Total Market Cap in Year 1	£50,000,000	Value based on one or two pilot buildings
Growth in Year 1	10x	
Growth in Year 2	5x	
Token Generation Fee	2.00%	
Incentive Fees to CRE	25% of token generation fee	Set at a high level to incentivize consultants that are early adopters of the platform
Incentive Fees to First Buyers	25% of token generation fee	Set at a high level to incentivize first buyers that are early adopters of the platform
Brickchain Investments Ltd	50% of token generation fee	These funds will cover development, maintenance and promotional activities
Daily Exchange Volume	1.50%	Conservative assumption based on competitors
Transaction Fees	1.00%	Initial fee, potential to increase to 2-5%

Revenue Growth Drivers

1. Increase in number of buildings on the platform driving token generation fee revenue
2. Increase in number of users on the platform driving exchange traded volume and transaction fees (number of users is not dependant entirely on the number of buildings on the platform)

Project Path Overview

The Path to Disruption



The Team



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#ENGINEER #PUBLIC_POLICY
#ENTREPRENEUR #OPEN_INNOVATION #AI



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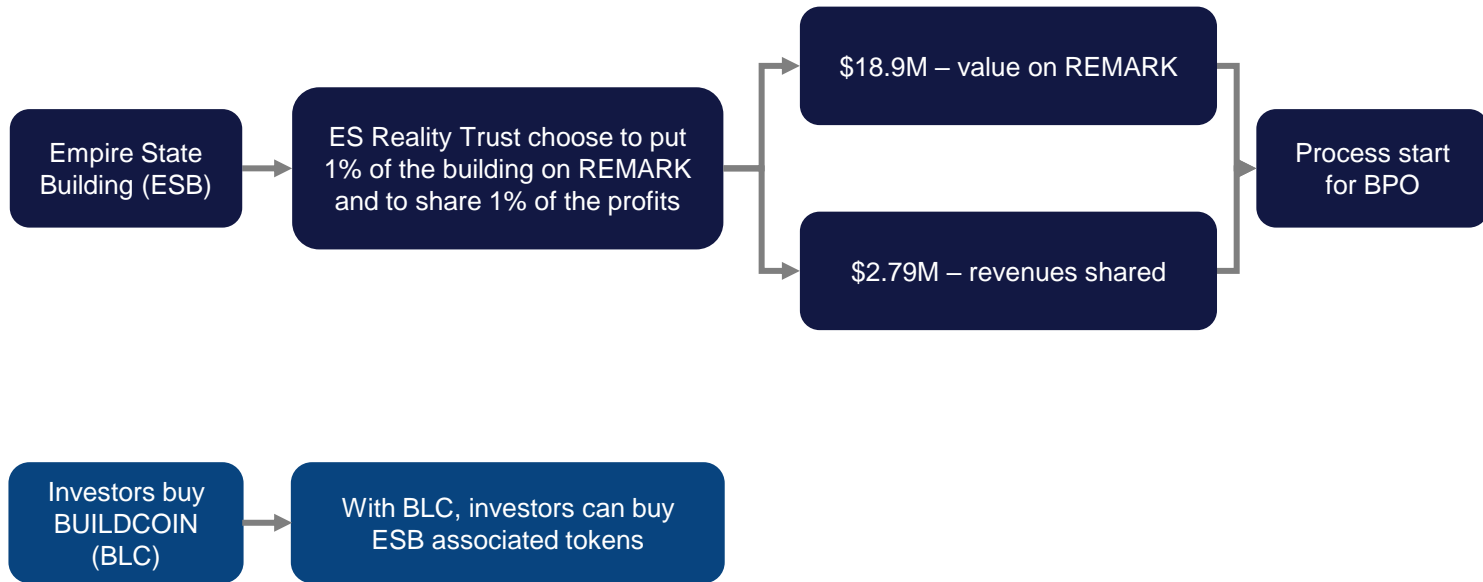
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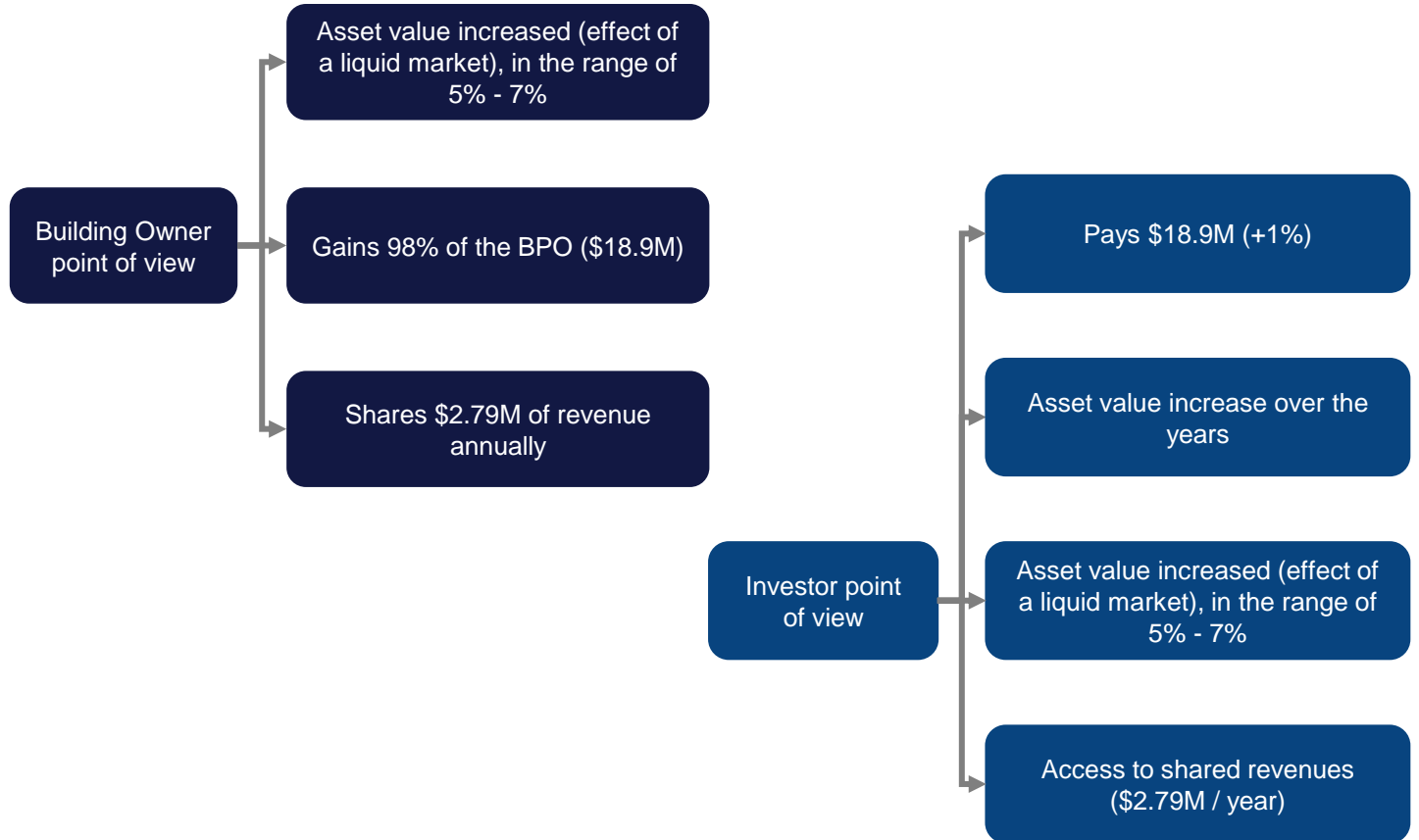
A Potential Case Study

Why the Empire State Building (ESB)?

- It became a publically traded company in 2013 – Empire State Realty Trust
- The whole property has been transferred to the trust for \$1.89B in 2013
- The Trust is obliged to publicly declare income from skyscraper related activities
- Revenue in 2015 reached \$279M



A Potential Case Study



A Potential Case Study

Time



Step-by-step overview of the listing process on REMARK

Active Party	Counterpart	Overview
Building Owner (BO)	REMARK	<ul style="list-style-type: none"> • BO puts their building onto the REMARK platform for the pre-screening phase • BO provides information on the asset • Contract definition: upon reaching the established budget, the BO will grant REMARK Trust a series of rights and duties <ul style="list-style-type: none"> • Sale of a % of the building • Profit sharing • Participation in expenses
REMARK	CREs	<ul style="list-style-type: none"> • REMARK publishes information about the asset on the platform, only visible to CREs, who will include additional information so that an investor receives a full assessment • Together with the BO, REMARK decides how many tokens to issue and at what price in Buildcoin (BLC)
Investor	REMARK	<ul style="list-style-type: none"> • Accepts framework conditions; to purchase tokens they will have access to a framework of rights and duties (e.g. access to generated profits) • Buys BLC using FIAT or other cryptocurrencies • Buys token using BLC

A Potential Case Study

Time



Step-by-step overview of the listing process on REMARK

Active Party	Counterpart	Overview
REMARK	If the funding objective has been reached	<ul style="list-style-type: none"> Proceeds to buy the part of the building using FIAT or cryptocurrencies
	If the funding objective has NOT been reached	<ul style="list-style-type: none"> Gives back BLC to investors
Building Owner (BO)	REMARK	<ul style="list-style-type: none"> BO pays fees agreed to REMARK (in FIAT or BLC)
REMARK	Investors	<ul style="list-style-type: none"> Pays fees to investors in BLC
Investor		<ul style="list-style-type: none"> Receives fees (monthly) in the form of BLC Can sell their tokens at anytime with the value recognized by the market