



REALiO

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Mission Statement

“Our mission is to merge commercial real estate ownership and investing with blockchain technologies and provide much broader global access to institutional quality investment products that create long term value and build wealth. Realio aims to provide a link between the global decentralized cryptocurrency investment community and cash generating real estate investment opportunities, opening up access to previously untapped global capital markets where transactions can take place instantly without borders.”

INTRODUCTION

A HYBRID CRYPTO / REAL ESTATE INVESTMENT PLATFORM

Realio is a decentralized real estate investment platform that combines emergent cryptocurrency and blockchain solutions with institutional quality real estate investing. The backbone of the platform is a proprietary security token blockchain solution supported by its native digital currency RIO.

What sets Realio apart from other tokenization platforms is that it attempts to build upon the core concepts of decentralization and format them for the security token marketplace. Many tokenization platforms and services serve only to fully centralize the process, which eliminates much of what makes blockchain technology transformational. At the same time, government based regulation should not, and cannot, be ignored. We believe blockchain technology has the ability to decouple regulatory frameworks from centralized forms of control by building it directly into decentralized networks. Most regulation is created for the protection of the public, however most problems with regulation arise when individuals or centrally controlled powers abuse, misinterpret, or fail to enforce it. Securities regulation has many nuances, and there is no automated system that can solve it completely, however much of the transactional nature of securities laws can be coded. Issuance, investment and secondary market trading are the three primary areas where blockchain can utilize decentralized networks to ensure compliance, and do so in a manner that is much more effective than measures currently in place by centralized entities.

We do not believe that regulatory frameworks work against "Satoshi's vision" for Bitcoin, as many tend to argue, it is merely the centralized control of them that is problematic. The Bitcoin code is simplistic and simply didn't address anything beyond the core functions of a decentralized cash system. All decentralized networks require users to "opt-in", whether they are fully anonymous or whether they require KYC verification to join. While we respect the existence of fully anonymous networks, the tokenization of asset backed securities requires identity based networks in order to establish a much higher degree of trust at the network level. This is not to say that token ownership cannot still be achieved through traditional legal structures where certain individuals seek to create layers between themselves and the asset for the sake of privacy however.

Further, we believe that very few truly decentralized digital currencies actually exist today given that most coins or tokens were issued through ICOs and have highly asymmetric ownership or control of the total supply. Therefore, we seek to create our own fully decentralized currency (RIO) with no pre-mine (with the exception of a certain allocation for airdrops that will be fully transparent), no ICO, and no uncertainties with regard to securities laws. RIO is a pure, decentralized digital currency underpinning the Realio digital asset ecosystem.

The Realio Chain network will host a suite of proprietary smart contracts specific to the real estate investment vehicles offered on the platform, which will include all components of a traditional capital stack ranging from equity, mezzanine, senior and subordinate debt and even bridge financing. Fund and REIT master smart contracts will be utilized for these types of vehicles and linked to asset level contracts, automating fund level functions for issuers.

All deal specific data, executed contracts, legal agreements, etc will be stored on a separate proprietary private sidechain (Hyperledger) accessible only to owners of tokens issued for such investments and viewable only on the Realio platform through an asset management dashboard.

The standardization of these digital contracts will streamline the investment process, saving tremendous time and legal costs for both issuers and investors. Further, Realio seeks to work within existing and future regulatory frameworks in order to achieve the world's first global real estate asset backed currency that trades as freely as bitcoin.

Realio's first security token offering will be the Realio Fund Security Token (RST) which represents an ownership interest in Realio's first global real estate fund and the platform itself, paying quarterly distributions of profits to holders of the token.

Investing with Realio is easy and inclusive:

Simply create an account, provide your KYC information, transfer BTC, ETH, XLM, USDC, fiat or any other supported currency to your Realio wallet and purchase tokens. It's that simple. All funds are securely held through an institutional quality 3rd party custodian and accounts can be insured.

The first \$2.5 million of RST investment proceeds will be directly deployed into platform development and thereafter into Realio's real estate fund. Tokens can be safely staked in the Realio wallet to receive distributions of profits. As new assets are added into the fund through investment, they will be on-boarded to the platform through smart contracts and tokenized further at the asset level, providing the fund with the ability to syndicate capital, invest in more assets, and increase profit potential for RST investors.

Realio users can invest flexibly, starting with the Realio fund, and then into individual fund assets or additional investment opportunities listed by 3rd parties. Portfolio allocations and investment strategies will be liquid through the integration of decentralized exchange trading directly from your Realio wallet or through regulated security token exchanges, and can be unique to each user.

Future phases of platform development will provide investors with access to credit lines backed by Realio assets and fiat liquidity via debit cards and ATM partner

networks.

Initial Security Token Offering:

The Realio platform and its global real estate fund will initially be capitalized through a Security Token Offering (the “STO”). We plan to issue up to 100,000,000 tokens in this initial funding round, at a price of \$1.00 USD per token. The offering will be exempted from registration as a security through Reg D and Reg S, (and potentially Reg A+) meaning many Realio investors will not be required to be accredited. Given that the proceeds will be invested in real assets, the token fund will be open ended up to a 1,000,000,000 token max supply. After the STO cap is reached, new tokens will only be issued at the market price as determined by the average of exchanges actively trading the token.

The primary purpose of this platform token is to act as a kind of asset-backed utility coin that has no expiration date and maintains a store of value based on the underlying assets. Long term, the fund is structured so that it will continually add new assets and grow its net asset value, providing holders of the token with a better alternative to fiat-pegged stable coins.

Access to investments on the Realio platform will be limited to those who have purchased 1,000 RST and stake them in their wallet. Investors who purchase 10,000 RST will receive access to exclusive bonus rounds for certain investments and the ability to run a masternode on the Realio Chain network and earn RIO coin dividends. Investors who purchase 50,000 RST will be enrolled in “Realio Private” which will offer first access to exclusive private sale deals, equity investment opportunities and other benefits.

Realio Fund Investment Strategy:

- Core+ and value-add assets
- CBD Transit Oriented, Class A locations
- Stabilized Cash Flowing Assets and Repositioning of Underperforming properties
- Commercial Real Estate (office, multi-family, etc.)
- Invest across full spectrum of risk profile (GP, LP, preferred equity, mezz/senior debt)
- Investment sizes of \$5mm to \$25mm per asset
- Target portfolio cash-on-cash returns (stabilized): 7-12%
- Target asset level return profile (upon exit): 20% - 30% IRR

Initial Target Markets for the Fund:

- U.S. - NYC, San Fran, LA, Chicago, Atlanta, Houston, Dallas, Seattle
- Europe - London, Dublin, Paris, Amsterdam, Frankfurt, Luxembourg
- Asia - Beijing, Shanghai, Hong Kong, Seoul, Tokyo, Singapore
- Middle East - Dubai
- Australia - Sydney
- LatAm - Sao Paulo, Rio, Mexico City, Buenos Aires

A PATH TO DECENTRALIZING INSTITUTIONAL REAL ESTATE

Realio is committed to bringing real estate assets onto the blockchain to redefine the concept of the real estate fund as a global store of value fueling a decentralized global currency not affected by trade-wars, sanctions, governments, corruption or extreme localized devaluation/inflation while providing much broader global access to quality investment opportunities that were previously reserved only for large funds and the extremely wealthy. Realio is tokenized access to global real estate for all.

DIGITAL CURRENCY WITH GROWTH POTENTIAL AND DOWNSIDE PROTECTION

The market price of Realio Fund Security Tokens (RST) will be supported by the Net Asset Value (NAV) of its underlying real estate portfolio and profit potential of the platform itself, creating a long term store (and creator of) wealth as the underlying assets appreciate in value and as profits are realized and more assets are acquired through reinvestment.

PROOF OF AUTHORITY

RealioChain will validate transactions through proof of authority (PoA), eliminating the need for the massive amount of energy consumption typically associated with the mining of cryptocurrencies like Bitcoin and Ethereum while also removing the ability of large mining companies taking an outsized share of the overall hashrate and initiating a 51% attack on the network. All RealioChain transactions will be free.

REALIO TECH / ASSET MANAGEMENT PLATFORM

Realio is not just a real estate fund and sidechain, it is also envisioned as a disruptive fin-tech asset management platform. The platform aims to automate (through blockchain-based smart contracts) as many asset management functions as it determines feasible in practice, such as distributions of profits, new token issuance, etc. Beyond these core functions specific to the fund, Realio plans to implement a robust offering of features on the platform including but not limited to:

1. Secure multi-currency wallet integration
 - a. Support for staking/voting of Realio tokens
2. Real estate and crypto portfolio tracking and management dashboard
3. Realio Broker/Dealer: 3rd party asset-specific tokenization and listing portal
 - a. Issuance/Listing of real estate security tokens for investment
 - b. Syndication of individual investments made by the Realio fund
4. Realio Marketplace
 - a. P2P (decentralized) exchange for Realio or other supported real estate securities tokens/coins
5. Access to predictive analytics and trading algorithms
6. ATM Integration and Debit Cards for Realio users
7. Access to credit line for Token Holders, backed by Realio's fund assets

REAL ESTATE INVESTING MADE EASY - THE REALIO PLATFORM

Step #1 - Sign-up, provide KYC/AML information, add crypto or fiat currency. The Realio platform accepts fiat in addition to Bitcoin and Ethereum, two very popular but extremely volatile cryptocurrencies.



Step #2 - Purchase Tokens. Investments are recorded on the blockchain and converted into tokenized ownership of real estate.



Step #3 - Capital is invested in real estate. Realio offers investments in global commercial real estate that generates cash flow and pays dividends to token holders through the Realio smart contract.



Step #4 - Enjoy global trade-ability, asset-backed value stability and price growth, earn dividends/rewards. Realio tokens will have liquidity via regulated security token exchanges and decentralized exchanges. RIO coins will have liquidity via standard cryptocurrency exchanges.



TWO INITIAL DIGITAL ASSETS

Realio Fund Security Token (RST)

- Issued through a Security Token Offering (STO)
- Pre-sale limited to accredited investors in the U.S. (Reg D offering)
- Pre-sale open to non-accredited investors outside of the U.S. (Reg S offering)
- Public sale open to all investors (Reg A+)
- Token represents ownership of Realio platform and its real estate fund, earning quarterly distributions of profits

Realio Currency (RIO)

- Fully decentralized platform currency
- No pre-mine (except for an allocation for airdrops)
- No ICO
- Tradable on any standard crypto exchange
- RIO will eventually exist on its own main-net and will be a fully decentralized global currency

TOKENIZED “FUND” VS. INDIVIDUAL TOKENIZED ASSETS

While Realio has plans to roll out an asset-specific tokenization and listing portal, we believe that a fund model is the most effective way to create value for our investors in the early days of tokenization.

As a fund, managed by people with institutional experience, we will have the ability to pursue and close on quality deals without the hurdles of raising money at the asset level. As a fund, we will have the capital ready to deploy in order to go after the deals we want, and not be limited to projects struggling to raise money in the traditional markets. It will also allow us to syndicate higher-quality investments at the asset level on the Realio platform.