ELYSIA

Decentralized Ecosystem for P2P Real estate equity exchange

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ELYSIA WHITE PAPER

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01. Overview

Real estate is one of the most popular and growing asset class in the private capital sector, and technology is becoming the new value driver for the industry.

Digital finance is changing how people discover and manage money. It is an enormous opportunity for greater financial inclusion, and the delivery of specialized financial services has been the catalyst for the provision and use of investment tools that cater smart money and its appetite for investment opportunities. Yet, the benefits of digital transformation remain relatively uncharted in the real investment sector. Apart from finding reliable market intelligence that is material to capital risk pricing, the financial aspect of investing in real estate assets makes it extremely difficult for individual investors to rely on digital instruments to make direct real estate investments. Large capital requirements, combined with transactional and operational costs collected by multiple intermediaries and stakeholders, create high barriers of entry for online businesses looking to streamline real estate transactions.

As an alternative, pooled investment vehicles such as Real Estate Investment Trusts (REITs), Exchange Traded Funds (ETFs), and Peer-to-Peer (P2P) lending provide an opportunity to participate in real estate investments online by offering fractional ownership interest of the entity that owns the asset. While these indirect investment schemes are more accessible and can be purchased online, investors have lesser control in decision making, especially during application of investment strategy. Individuals have no control, or often previous knowledge of the assets that are bought and sold, and have to depend on the entity's broader investment strategy. This practice often adds unintended risk exposure and makes it difficult for investors to react and adjust their portfolios during market fluctuations.

At Elysia, our mission is to provide easier access to real estate investment opportunities by creating a micro-lending system leveraged by blockchain technology. Collective investment schemes such as above can be addressed by finding new ways for participants to have more control over their investments. If investors could search, buy and sell investment products at their convenience and be able to track the status at any given time, this could effectively help participants who wish to be more engaged in their investments.

In the whitepaper, Elysia will answer the following questions.

*** Seller *** (Real Estate Seller / Developer)	- Should I pay a high commission when selling real estate? - Can I build a building with low capital cost instead of PF loan with high interest rate? - Can I trade just part of real estate? - Do I have to go through this complicated real estate transaction process?
*** Investors *** (Buyers)	- Can I invest directly in the Vietnamese real estate market? - Can I start investing with a small amount of money? - How can I make my first real estate transaction smoothly? - I need money urgently. Can I some of my investment? - Can I operate and manage the real estate after buying it?

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02. Mission

Elysia believes that the tokenization of assets can be the solution for real estate products offered through pooled investment vehicles. By issuing tokens that represent the ownership interest of each asset, participants will have more exposure to their investments by knowing precisely the expected value and stake in the property, what the current demand is, and when and how the underlying asset produces yields. Transfer of ownership can be done online by moving tokens to another wallet, and participants may choose to rearrange their portfolio by trading tokens at an exchange.

Elysia's role is to build an online marketplace that will facilitate the onboarding and processing of these tokenized real estate properties. Approved real estate owners and agents can issue, allocate, and offer tokens to buyers who will review and compare listed properties before deciding which property to invest. Tokens will be facilitated by automated smart contracts to streamline processes, and different payment options are embedded directly on the dashboard. Elysia will also issue Elysia (EL) tokens on the Ethereum network to incentivize transactions inside the platform and utilize micropayments. From inception, Elysia's goal is to solve inefficient practices within the real estate industry and connect market participants around the world who do not have equal access to opportunities.

Elysia will embody a real estate transaction ecosystem which meets the following conditions:

1. A real estate investment vehicle focused on improving earning rates
2. Provide various investment information and globally diversified portfolios not limited by nations and regions
3. Real-time tracking on transaction details and investment status
4. Efficient operation on real estate purchases and an automated management system
5. Provide information on approved high yield properties to VIP customers
6. Database for all contracts and transactions with a history tracking system

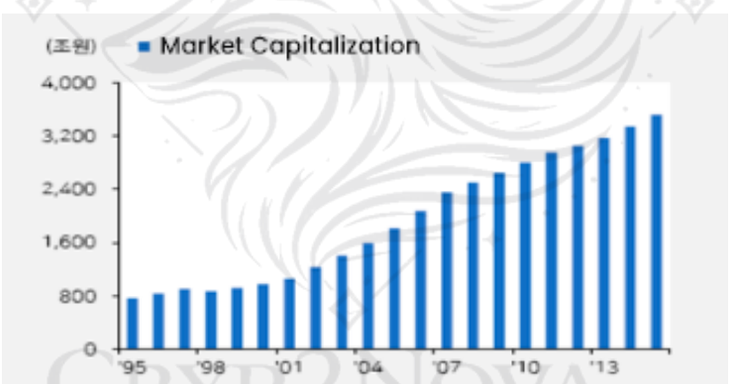
Since the launch of the beta version in 2019, the Elysia Platform has completed the sale of three real estate properties with a combined value of $1.36M. Elysia expects to complete the operating system by the first quarter of 2020, allowing approved third party vendors from Singapore, Vietnam, Australia, and Europe to list tokenized properties on the Elysia platform.

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03. Background

3.1. Growth Trend of Global / Korean Real Estate Market Capitalization

Global real estate market capitalization has reached $ 210 trillion in 2016. The total amount of residential real estate transactions in Korea was about $ 3.5 trillion in 2017. Although there is volatility every year due to domestic and overseas real estate and financial conditions, it is undoubtedly growing at average annual growth rate of 4% and an average growth amount of over $ 113 billion. Long term statistics show real estate prices typically correlate with the world's gross domestic product (GDP) growth. Still, in recent years, both residential and commercial real estate prices have outpaced GDP growth, implicating that accumulated income is not only used to buy homes but to find investment opportunities.



Source: Bank of Korea, REPS, Meritz Securities Research Center

[Fig.1] 2017 Market Capitalization of Residential Housings in Korea

Global asset universe

Asset*	Investable (trillions)	Non-investable (trillions)	All (trillions)
ALL REAL ESTATE	**$81**	**$136**	**$217**
RESIDENTIAL	$54	$108	$162
HIGH QUALITY, GLOBAL, COMMERCIAL	$19	$10	$29
AGRICULTURAL LAND	$8	$18	$26
OTHER INVESTMENTS	-	-	**$155**
EQUITIES	$55	-	$55
OUTSTANDING SECURITISED DEBT	$94	-	$94
ALL GOLD EVER MINED	-	-	$6
GLOBAL MAINSTREAM ASSET UNIVERSE	-	-	**$372**

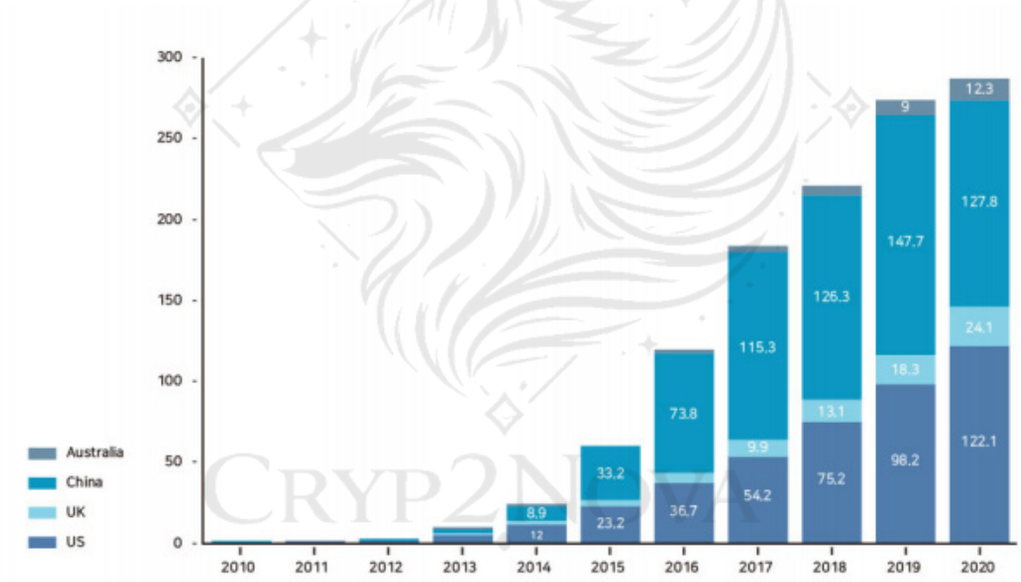
***(values in US$ trillions – rounded)** Sources: Savills Research, Bank for International Settlements, Dow Jones Total Stock Market Index, Oxford Economics

[Fig.2] Global asset universe. (*values in US$ trillions - rounded) (Savills World, 2016)

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3.2. Growth Trend of P2P Investment Platform Transaction Amount

Peer-to-peer (P2P) lending platforms offering tangible assets have also witnessed significant growth. The P2P lending market is expected to reach $370 billion by 2025, with real estate applications expected to produce the highest compound annual growth rate (CAGR) of 14.7%. While business is striving, the increasing number of people using financial services operated by private entities has called for transparency in fund management, and research around implementing blockchain technology and smart contracts have been very active. Various real estate research agencies have published a study report that a significant portion of real estate transactions will be based on the blockchain technology within the next five years. This prospect is due to blockchain's transaction methods that directly connect real estate developers and investors in real-time.



[Fig.3] Growth of P2P Financial Market, Source: https://www.enterpriseinnovation.net/article/basics-peer-peer-lending-797902581

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3.3. Global Increase Trend in Single-person Households

Single-person household is increasing in most countries, including Korea. This trend has brought significant changes in lifestyle and also has affected real estate. In line with these changes, the Elysia Platform will develop a real estate trading platform aimed at residential and single-person households, which will be seen as a stable and sustainable market for both sellers and investors.



[Fig.4] Global Increase Trend of Single-person Household

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04. Issues in Current Real Estate Practices

4.1. How can I raise funds to develop a real estate property?

: Real estate developers often apply for Project Financing (PF) loans with 20% interest rates to finance the development. This practice adversely leads to increased sales price and becomes a burden for real estate buyers.

4.2. I don't have much money but want to start investing in real estate

: Current real estate investment opportunities have minimum funding requirements making it difficult for investors with smaller accounts

4.3. I need money urgently. What should I do with my property?

: The money staked in real estate is affected by the sales period, buyer selection, and the difference between the selling price and buying price.
In the past, it was difficult to sell properties quickly due to complex market structure and high capital requirements. In general, real estate properties have a significant difference between the sale price and the purchase price, and the minimum sales unit is substantial.

4.4. Who will manage and operate the building after acquiring the real estate property?

: Management and operation of properties require constant attention. There are many things to consider, such as to whom to rent, how to manage the lease and how much the operating expenses will be.

4.5. Should I pay this much money for commission during real estate transactions?

: Anyone who has been involved real estate sales has to face high commission. In Korea, sellers and buyers of real estate should bear high commission such as 0.4-0.6% of real estate brokerage commission and 1-2% of auction commission. Especially in the US the real estate brokerage commissions can go up to 6%, which is very burdensome for real estate sellers.

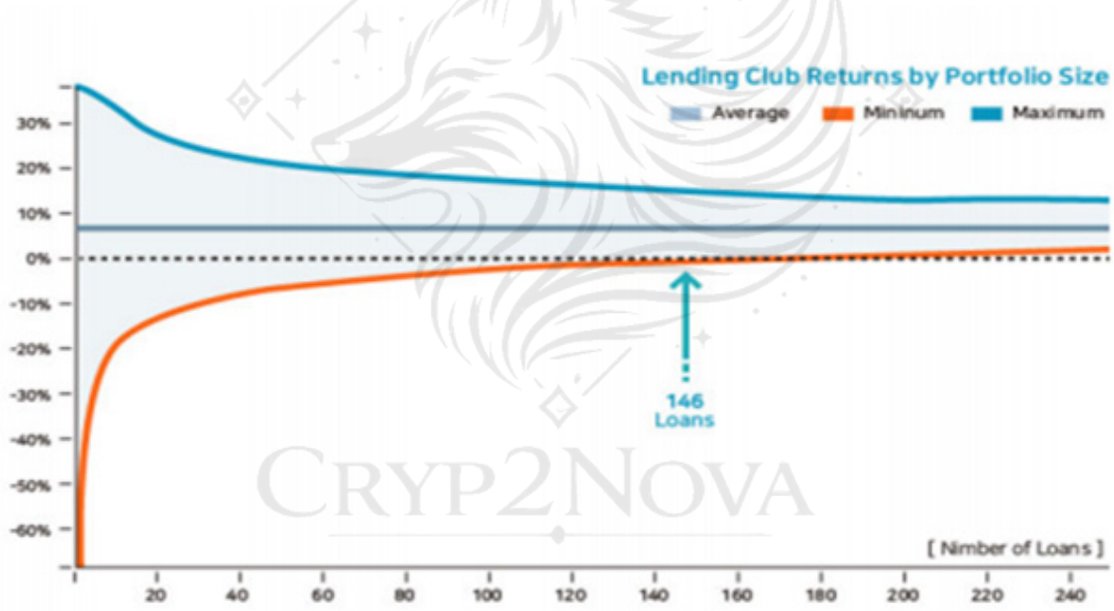
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4.6. How can I invest in overseas properties, and what are the procedures?

: Real estate opportunities abroad are often overshadowed by complicated procedures and regulations making it hard for investors to engage without understanding the local market. Individual countries have the right to place restrictions on non-citizens who want to own properties, so it is important to know how to execute foreign transactions.

4.7. Wouldn't I lose my investment money?

: Lending Club, one of the leading P2P companies in the United States, diversifies client investments into more than 146 bonds in an effort to minimize principal loss during market turbulences. Traditional real estate investments usually require large capital making it difficult to diversify portfolios.



[Fig.5] The relation between the Number of Diversified Investment Bonds and Minimum/Maximum Earning Rate, Source: Lending Club

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05. ELYSIA's Solution

5.1. Business Roadmap based on Legal Review (March 2019 / to be updated)

Elysia is currently operating in compliance with the existing laws and will continue to follow legal guidance on how monthly rent income and capital gains can be distributed to investors under different jurisdictions. Below describes various investment types offered by the Elysia platform and business roadmap for future implications.

5.1.1. Phase1 - A (Indirect Investment)

In compliance with the Korean Capital Market Act, real estate tokens offered to South Koreans will be in the form of P2P loans and investments provided to other nationalities will be in the form of security tokens through a Singapore entity using the exceptions of Singapore Securities Act. Because the investment in the form of security tokens are outside the boundaries of the Singapore Securities Act, Singapore citizens and residents will be restricted from Elysia's services for the time being.
In short, the real estate tokens are offered through different business entities depending on nationality and monthly rent distributions, capital gains and fiat currency conversions will comply to regulations set out in each jurisdiction.

KOREA	COUNTRY	**SINGAPORE**
P2P Loan Type	Business Type	Security Tokens (using the exceptions of the Securities Act)
Korean	Target	Foreigner (excluding Koreans, Singaporeans)
Monthly Interest Type	Monthly Rent Distribution	Dividend Type (Fund)
Payback Type	Capital Gains Distribution	Dividend Type (Fund)
Loan Receivables Market	Provision of Cashability	Security Tokens Market

[table.1] Elysia's Initial Business Style based on the Legal Review

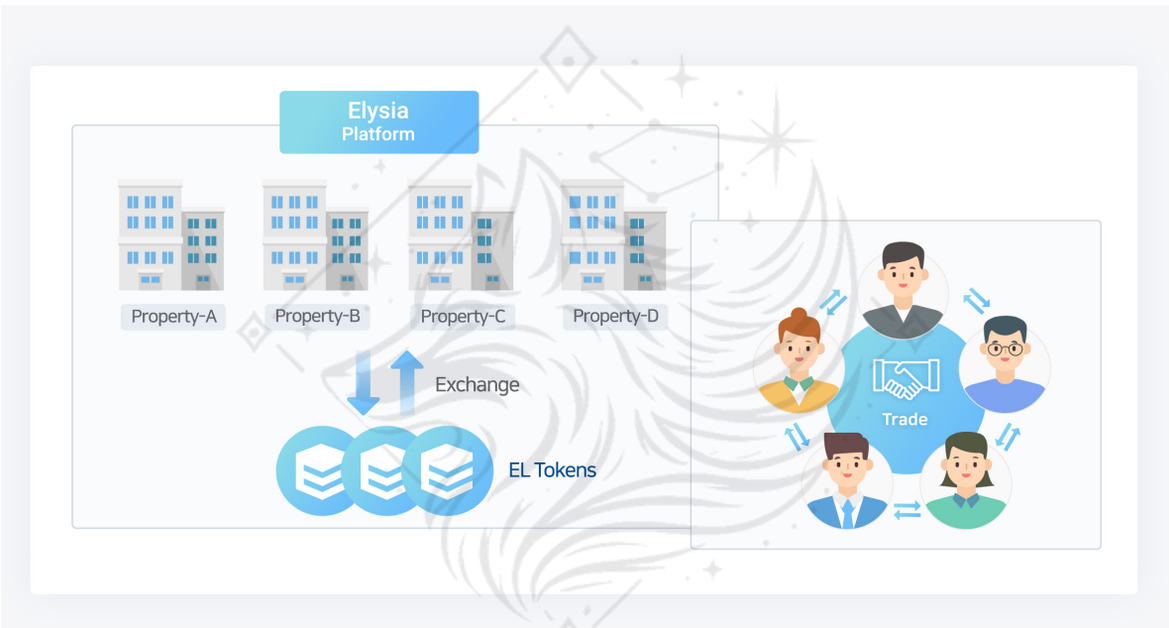
5.1.1.1. KOREA > P2P Loan Type

The Real Estate tokens are sold in the form of P2P loans by cooperating with licensed asset management companies. Monthly rent income are paid in the form of monthly interest, and capital gains paid in the form of payback, which the Elysia Corporation provides in advance by month. To avoid issues regarding fundraising business without permission, Elysia provides the payback of expected capital gains in advance in the form irrelevant to the investment revenue. According to this structure, Elysia Corporation is liable for its loss if the capital gains do not exceed the payback amount. Liquidity is achieved by providing items in the form of a loan receivable market. New investors may receive monthly rent income and capital gains after buying existing loan receivables.

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5.1.1.2. Singapore > Security Tokens (using the exceptions of the Securities Act)

Elysia will tokenize real estate assets under a Singapore entity to investors outside Korea (excluding Singaporeans). Elysia's Singapore entity will represent and act on behalf of real estate token buyers, including the sale of assets if the promised return is achieved. Monthly rent income is paid every month, and capital gains are paid to token holders upon sale of propertys. In the meantime, real estate token investors will be able to trade the tokens at the real estate token market.



[Fig.6] An overview of the Elysia platform in the form of a Security Token

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5.1.2. Real Estate Products

The indirect investment method offers two types of real estate products.

01 Whole Acquisition Type

: Whole acquisition types are real estate properties that are acquired entirely at market value, and the net profit is distributed to token holders

	KOREA > P2P Loan Type	Singapore > Security Token Type
Investment Amount	Real Estate Purchase Amount	Real Estate Purchase Amount
Monthly Rent Income	Provided as monthly interest	Provided as monthly dividend
Capital Gains	Provided in advance as monthly payback	Provided as dividend upon sales

02 Master Lease Type

: Master Lease type secures real estate "Jeonse (lease on a deposit basis)" and sublets them as "monthly rent" to distribute monthly rent income by this.

	KOREA > P2P Loan Type	Singapore > Security Token Type
Investment Amount	Real Estate Jeonse (lease on a deposit basis) Amount	Real Estate Jeonse (lease on a deposit basis) Amount
Monthly Rent Income	Provided as monthly interest	Provided as monthly dividend

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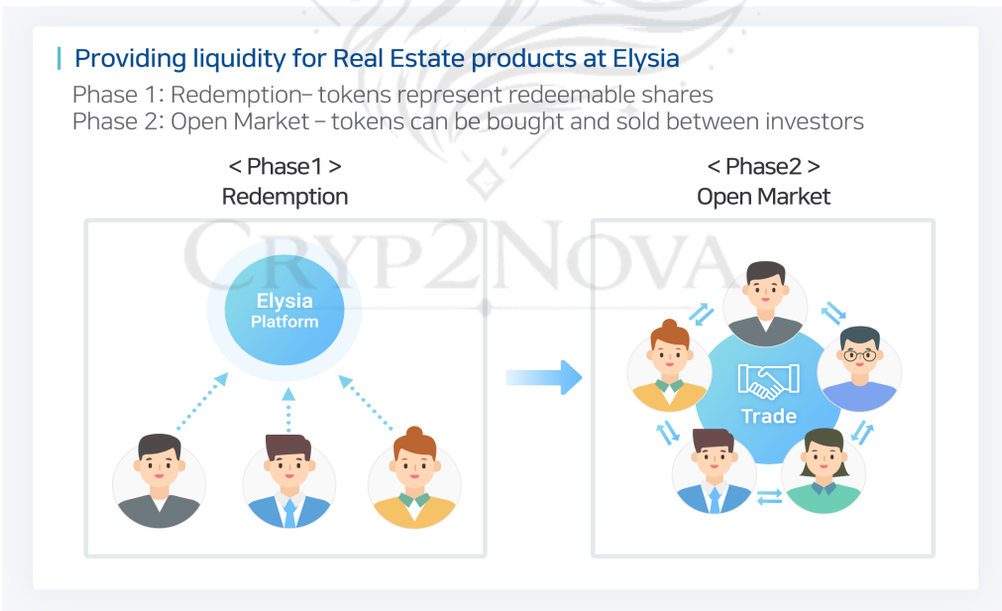
5.1.3. Phase1 - B (Direct Investment)

Korea > Public Offerings



[Fig.7] Overview of Small Amount Public Offering for Real Estate

Elysia will proceed with "Phase1 - A" and test the products of "Phase1 - B" at the same time. In this method, Elysia Corporation establishes a subsidiary called "Elysia Real Estate N" to acquire real estate and offer tokens that represent the underlying asset to investors. Upon completion of selling all shares of the subsidiary, Elysia acts as an agent to manage and sell the real estate.



[Fig.8] Liquidity Provision Plan of the Small Amount Public Offering for Real Estate

Liquidity for public offerings will first be provided in the form of repurchase.
An open market between investors, will be implemented through the act of financial companies specialized in SMEs (investment brokerage company specialized in SMEs finance), which will be legislated through the Financial Services Commission.

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5.1.4. Phase2

Acquisition of securities-related licenses of each country

To eliminate the limit on the number of investors, investment size, and country restrictions, Elysia intends to scale the platform by acquiring securities-related licenses of each country.

The Korean Financial Services Commission announced the "Capital Market Innovation Task" for innovation growth and job creation in November 2018. A detailed improvement plan is expected to be published by 2019.

Implementation Task		Implementation Schedule
Overall Improvement of Financing System for Innovative Companies	① Diversification of financing system through capital market	Dec. 2018, Announcement of improvement plan 1st Quarter, 2019. Capital Act subm itted to the national assembly
	② Expansion of financing opportunities through asset securitization	Feb. 2019, Announcement of improvement plan 1st half of 2019, Asset Securitization Act submitted to the national assembly
	③ BDC system introduction	1st Quarter, 2019, Announcement of improvement plan
Nurture and Role Reinforcement of Professional Investors	④ Opening of individual professional investor institution	Dec. 2018, Announcement of improvement plan 2018. Pre-announcement of legislation for enforcement ordinances
	⑤ Activation of non-listed companies' fund support by Financial Investment Businesses	Jan. 2019, Announcement of improvement plan
	⑥ Reorganization of private equity fund regulation	27th, Sep. 2018, Announcement of improvement plan
Reorganization of the IPO System & Restructuring the Role of Korea New Exchange (KONEX)	⑦ IPO innovation through improvement of autonomy/responsibility of agent	1st Quarter, 2019, Announcement of improvement plan
	⑧ Advancement of acquisition system, such as alleviating qualification restrictions of acceptors	Jan. 2019, Announcement of improvement plan
	⑨ Restructuring the role of KONEX market	Nov. 2018, Announcement of improvement plan
Reinforcement of Fund Brokerage Function of Security Companies	⑩ Deregulation of security companies specializing in SMEs	Dec. 2018, Announcement of improvement plan 1st Quarter, 2019. Capital Act submitted to the national assembly
	⑪ Transfer of security companies' business conduct regulation to post-regulation	Feb. 2019, Announcement of improvement plan 2019. Capital Act submitted to the national assembly
	⑫ Reorganization of authorization system for security companies	

Capital Market Innovation Task by the Financial Services Commission

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Notable propositions by the commission include:

- Deregulation of microfinance public offerings

The maximum cap for microfinance public offerings will increase from the current one billion KRW to three billion KRW.

- Deregulation of private equity funds

Requirements for private equity funds will change from less than 50 subscription solicitors to less than 50 actual subscribers, and open fundraising will be allowed for professional investors. For individual investors, current regulations such as 'one billion KRW in assets requirement' will be revised, and security companies will be required to examine other factors such as investment experience and knowledge on securities, etc.

- Deregulation of security companies specializing in Small to Medium Enterprises (SMEs)

Roles of security companies specializing in SMEs are now limited to corporate funding and unlisted securities brokerage services and minimum capital requirement for comany registration have been lowered to five hundered million KRW. Also, sales activities of financial investment business will be changed to post-regulation.

Through this, Elysia will be able to expand operations highlighted in Phase 1.

1) Phase 1 - B (Sales Method of Real Estate Shares -Microfinance Public Offering)

(1) Required License: Security Companies Specializing in SMEs
(required capital 500 million KRW)

(2) Process

- Proceed with microfinance public offering for small and medium-sized revenue type properties under 3 billion KRW
- Provide liquidity to investors by intermediating real estate tokens through security companies specializing in SMEs

2) Phase 1 - A (Security Token /using the exceptions of the Securities Act)

This is not available in Korea, any only applies on Singapore entity..

(1) Required License

- Security companies specializing in SMEs
(required capital: 500 million KRW)
- Special private equity fund operator (required capital: 1 billion KRW)

(2) Process

- Recruit small and medium-sized private equity funds through special private equity fund operators.
- Provide liquidity to investors by intermediating funds through security companies specializing in SMEs

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5.1.5. Comparison of Business Types at Each Phase

Summary and comparison of business types from Phase 1 to Phase 2 are as follows.

Phase	Phase 1 - A	Phase 1 - A	Phase 1 - B	Phase - 2
Resolution	**P2P Loan**	**Security Token** (exceptions to the Securities Act)	**Real Estate Token Sales** (small amount public offering)	**Real Estate Fund** (license of collective investment scheme)
Real Estate Owner	Elysia	Elysia	Elysia #n Real Estate	Elysia
Limitation on Number of Investors	None	None	None	Private Equity : 49 persons Public Offering : None
Limitation on Investment Amount	1000 per year * No limit for professional investors	None	None	None
Distribution of Monthly Rent Income	once a month (as montly interst)	once a month (as dividend)	twice a year (as dividend)	once a month (as dividend)
Distribution of Capital Gains	available (payback)	available (as dividend)	available (token sales)	available (as dividend)
Cashability	Loan Receivables Market	Security Token Market	Interpersonal transaction, Affiliation with security companies, Security company license	Security market
Corporate Tax	Acquisition tax, Registration tax, Transfer tax	Acquisition tax, Registration tax, Transfer tax	Acquisition tax, Registration tax, Transfer tax	Acquisition tax, Registration tax, Transfer tax
Investors' Tax	Interest income tax	Dividend income tax	Transfer tax Dividend income tax	Dividend income tax

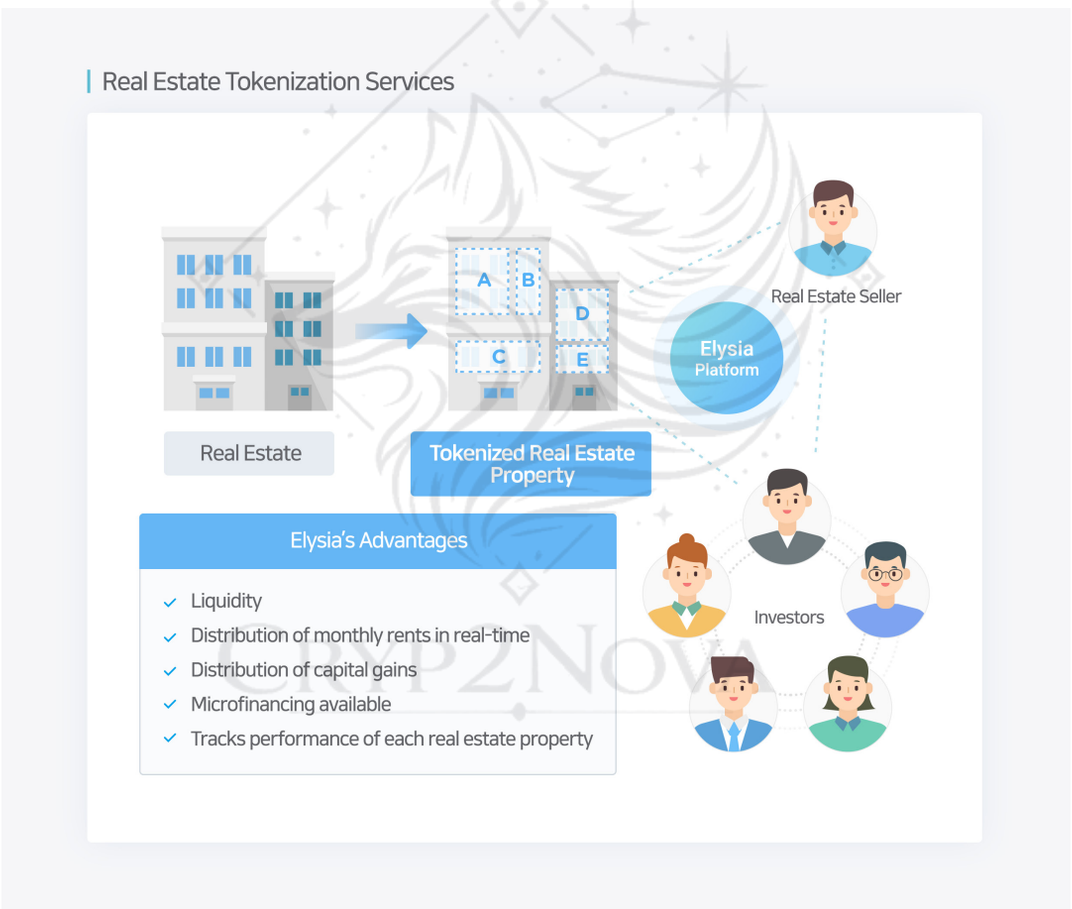
[table.2] Elysia's Business Style of Each Stage based on the Legal Review

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5.2. ELYSIA Real Estate Exchange

5.2.1. Real Estate Tokenization Service

Real estate developers will be able to offer their tokenized assets to various partners through Elysia's tokenization service.



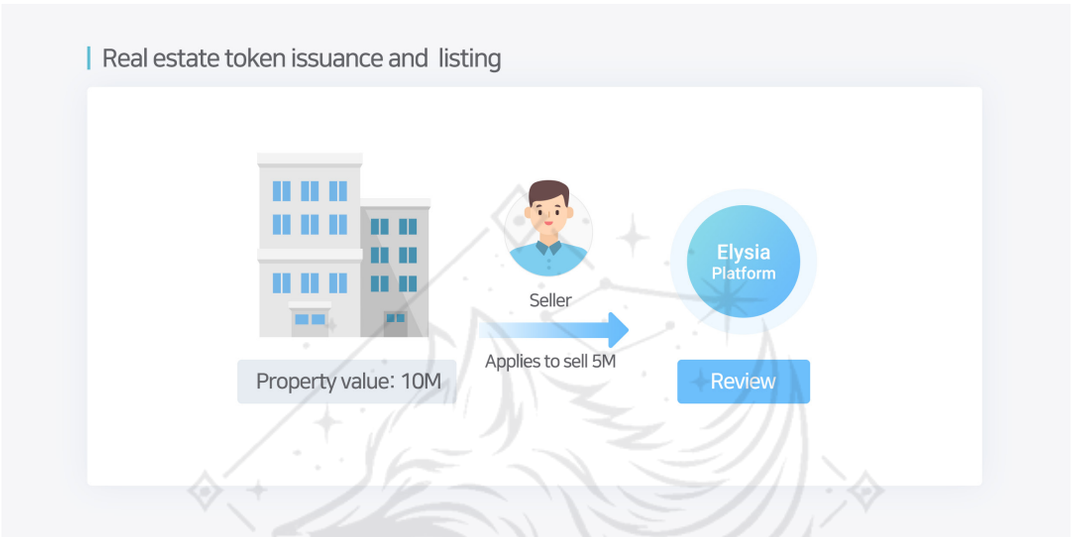
[Fig. 9] Overview of real estate tokenization services

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5.2.2. Real estate token Issuance, listing and transactions

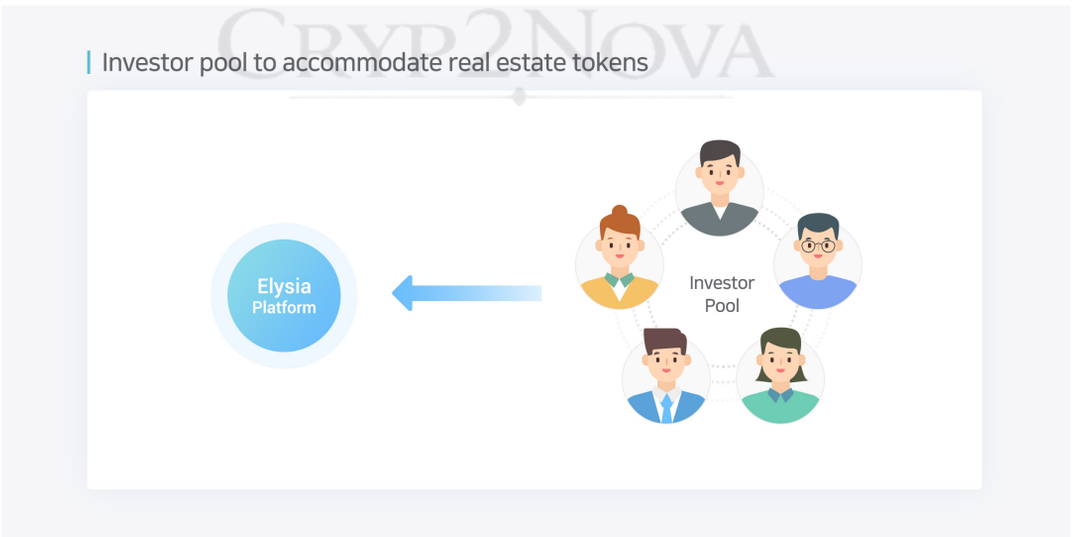
The procedure for token issuance to listing on the ELYSIA Real Esate Exchange is as follows:

1 When a seller of real estate submits an application to list their property on the Elysia Platform, it will be sent to the Elysia Real Estate Selection Committee for review.



[Fig.10] Real estate token issuance and listing

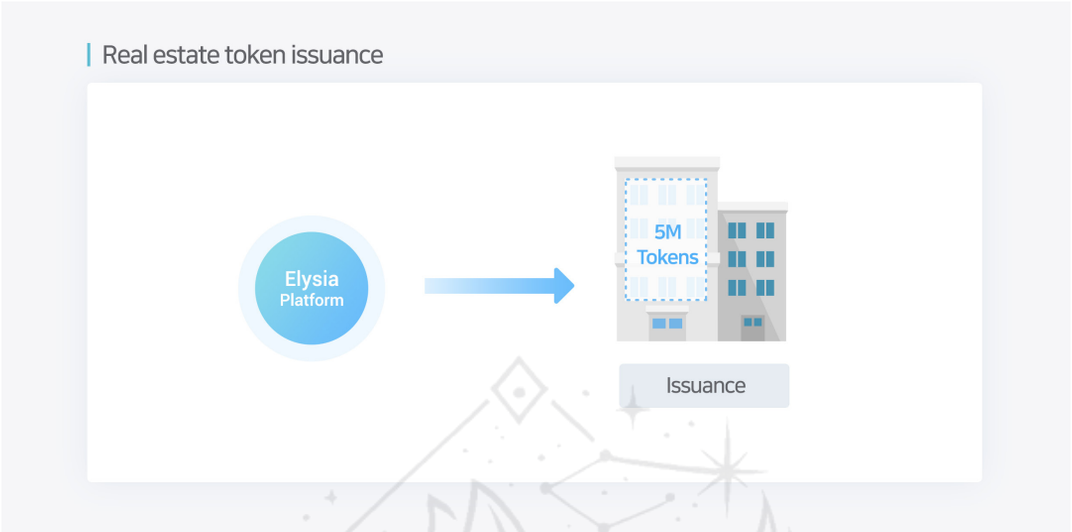
2 If listing is approved by the committee, the real estate property is divided into tokens that represent a predefined share of the underlying asset, and investors can invest with EL token or cash/stable coins.



[Fig.11] Investor pool to accommodate real estate tokens

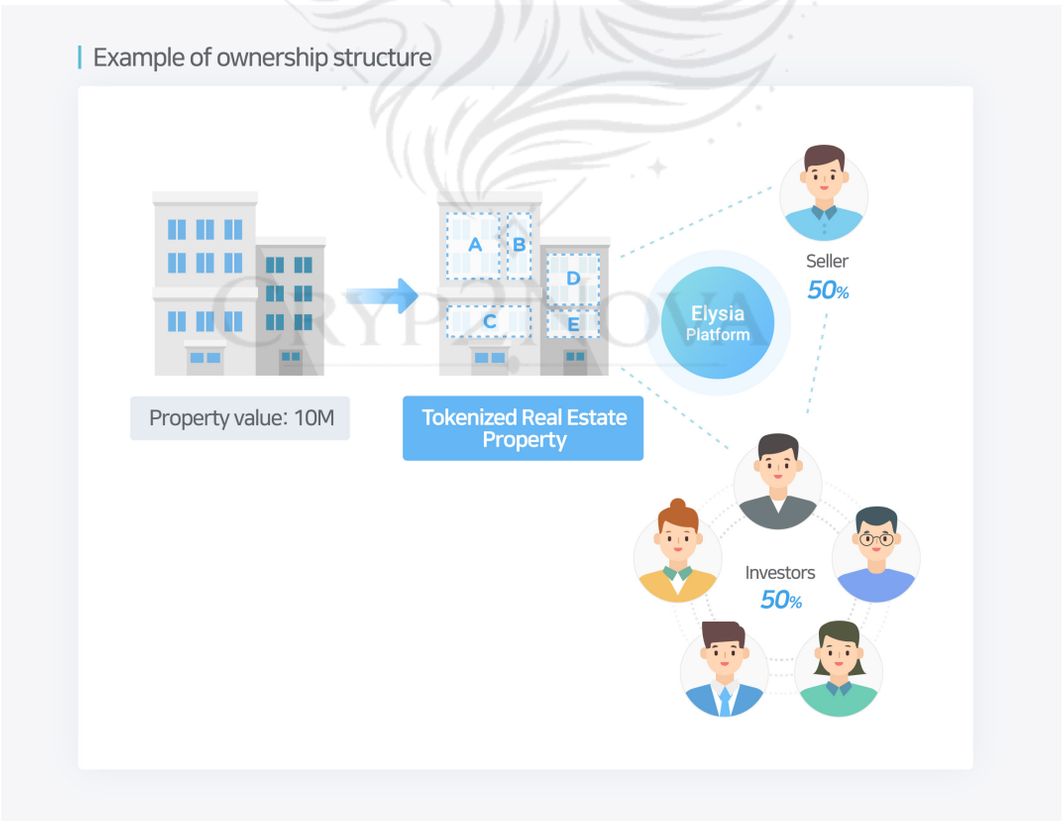
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3 Initial price per tokens will be determined by the market value of the property divided by the total number of tokens issued.



[Fig.12] Real estate token issuance

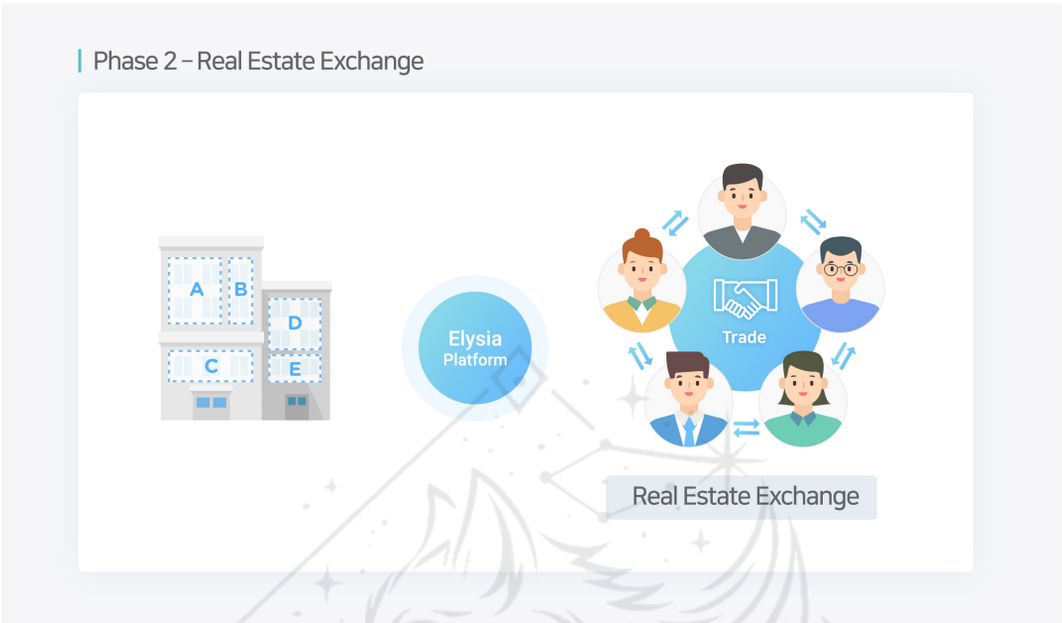
4 Investors will be able to buy tokens during the initial offering, and any unsold tokens will be destroyed permanently reducing estate seller.



[Fig.13] Example of ownership structure

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5 Tokens will be listed on the Real Estate Exchange and will be available for trade until the underlying asset is sold in which the tokens will be retrieved and burned.



[Fig.14] Phase 2 – Real Estate Exchange

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5.2.3. Profits distribution according to "Real Estate Token = Right of Receipt for Capital and Monthly Rent Income"

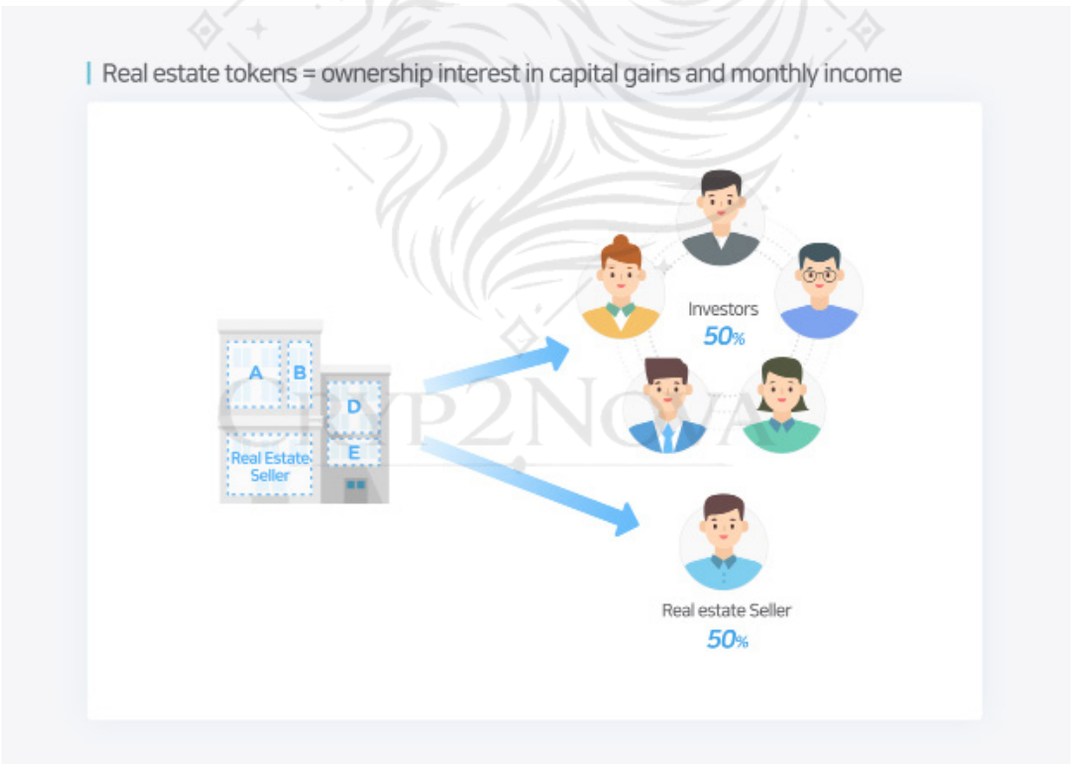
The Elysia ecosystem tokenizes all real estate investment products. Each investment product is tokenized and delivered to the investor, which is linked to the right of receipt for capital gains and monthly rent from the real estate.

1) Cash-only Offerings

(1) Korean : Capital gains and monthly rent income are paid in legal currency.
(2) Foreigners : Capital gains and monthly rent income are paid in stable coins like USDT.

2) EL Token-only Offerings

Capital gains and monthly rent income are paid in EL token



[Fig.15] Profit distribution structure

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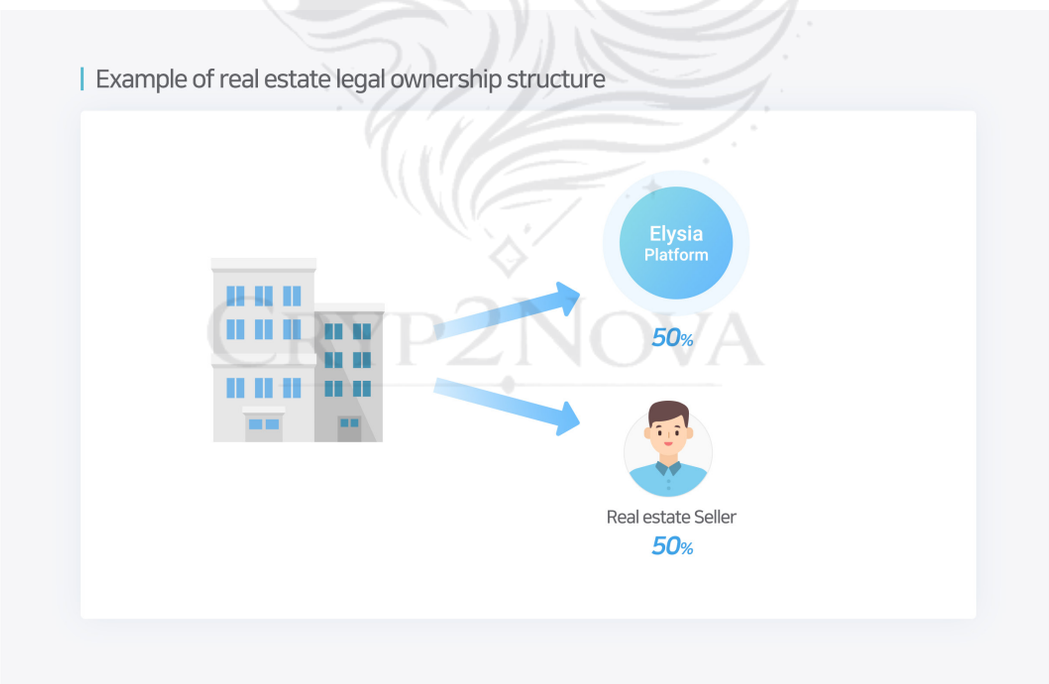
5.2.4. Distribution of Real Estate legal ownership

Indirect investment products (P2P loan type, overseas securities token type, real estate fund type)

Elysia is entrusted with real estate ownership by investors and has legal ownership as much as the investor's shares in the property. A seller of a real estate will have the legal ownership of the remaining shares.

The Elysia Platform has been entrusted with the legal ownership of real estate from the token investors to simplify all legal registration process and has devised the most efficient way to streamline and expedite the distribution process of monthly rent and capital gains.

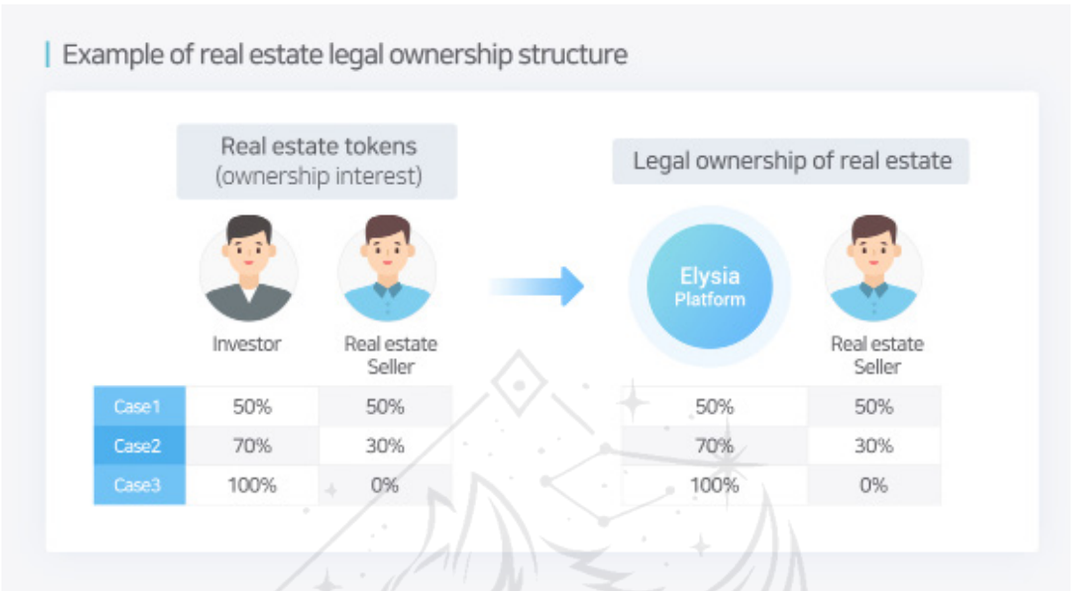
For example, if real estate token distribution rate is set at 50:50 between Elysia Platform and real estate sellers upon listing, legal ownership is distributed at 50:50 to Elysia Platform and real estate sellers. The Elysia Platform distributes the monthly rent on behalf of the investor and conducts the sale of the property at a peak in consultation with a real estate seller to maximize profits of real estate token investors.



[Fig.16] Distribution of legal ownership

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Examples of legal ownership distribution according to various share ratios are as follows.



[Fig.17] Distribution of real estate legal ownership example

5.2.5. Direct investment items (Microfinance public offering)

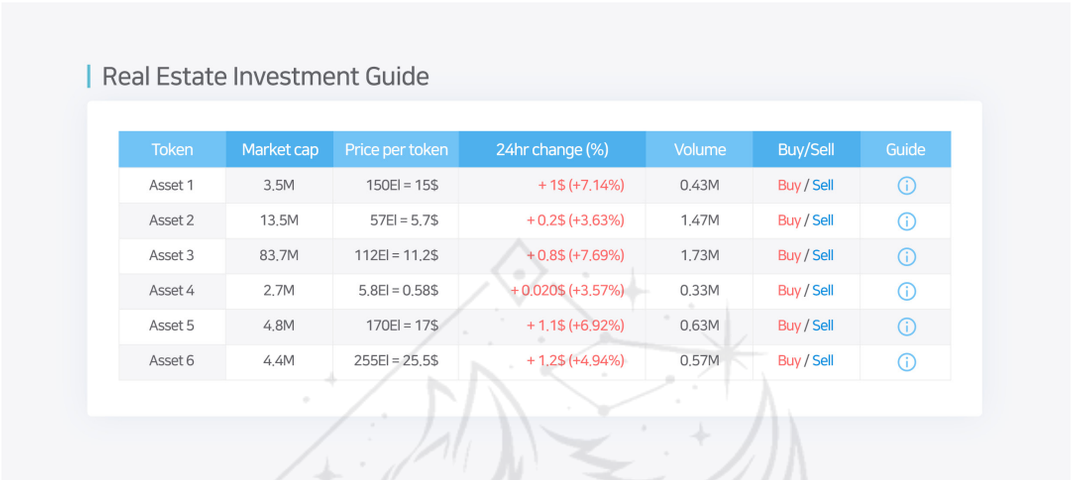
In the case of direct investment products, token holders are entitled to the Elysia subsidiary that owns the corresponding real estate. Investors will be registered in real-time on the shareholder list of the Elysia subsidiary for legal ownership legally. Monthly rent revenue and capital gains are distributed according to the amount of real estate tokens.

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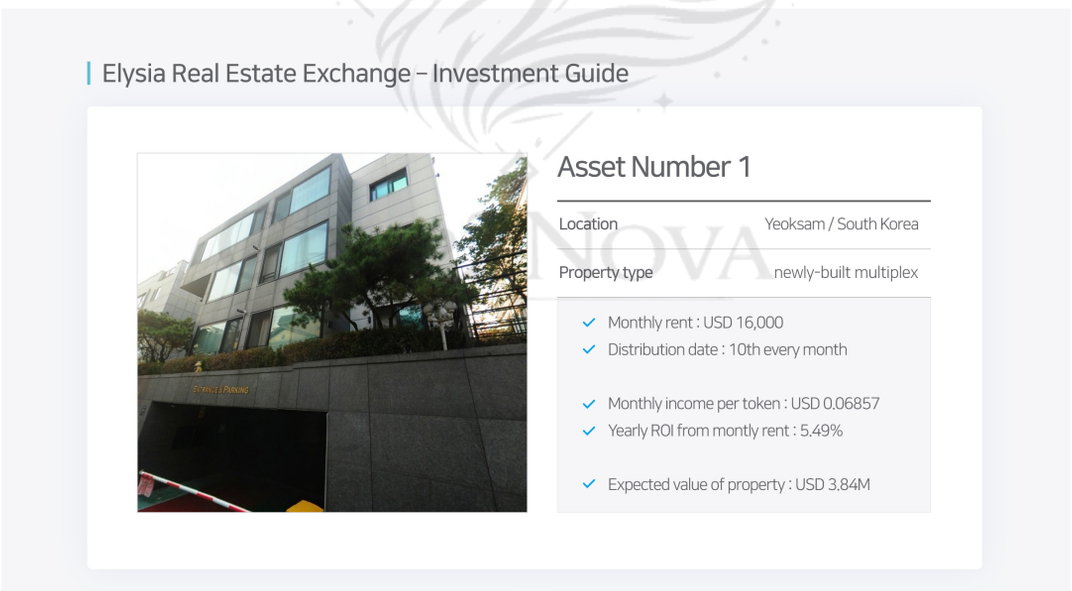
5.3. The ELYSIA Real Estate Exchange - Launch of Real Estate Token Transactions

5.3.1. Real estate investment guide



[Fig.18] Examples of Real Estate Exchange UI

"The Elysia Real Estate Exchange" will provide real estate information for all participants using the platform. The Investment Guide provides details of the property, information on monthly rent, and estimated building prices upon sale.



[Fig.19] Real Estate Exchange - Investment Guide UI

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5.3.2. Distribution process

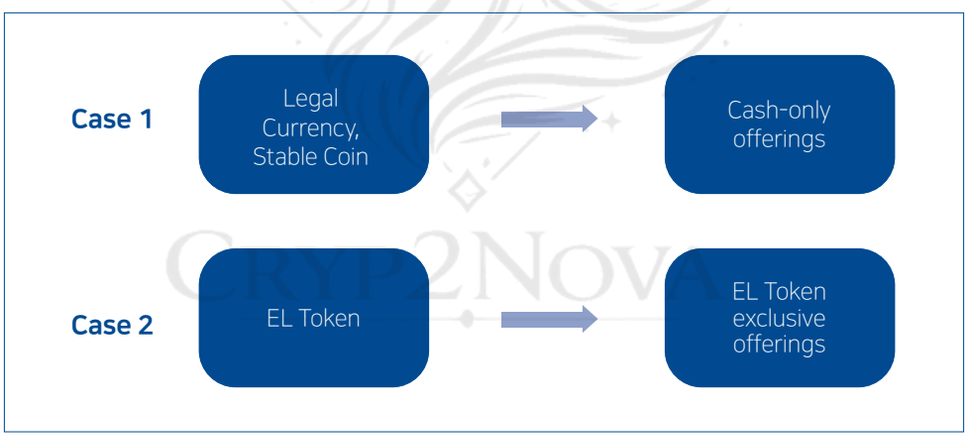
The Elysia Platform distributes monthly rent returns on the date agreed with sellers. The distribution will take place at midnight (24:00 GMT +9) of that day to token holders accordingly.

5.3.3. Sales proceed distribution and tokens after sale

The Elysia Platform will distribute the capital gains of real estate at the proportion of real estate token shares upon selling real estate. Amount of real estate token shares is the distribution basis of capital gains and is based on the midnight before the announced distribution day.
Real estate tokens whose sale is known can only be traded up to midnight the day before the sale date, and then the transaction will be suspended. Once all of the proceeds have been distributed, the real estate token will be burned and destroyed.

5.3.4. Real estate token purchase process

Real estate tokens will be offered in fiat currency, Bitcoin, Ethereum, Tether, or EL tokens. Fiat currencies will be settled through payment gateways such as Papal, while cryptocurrencies, including EL, will be accepted according to the date and time of the outbound transaction and the equivalent real-time US dollar value.



[Fig.20] Cash-only Real Estate Token and EL Token-only Real Estate Token

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5.3.5. Effects of the Real Estate Exchange



[Fig.21] Benefits of the Real Estate Exchange

1) For Investors

(1) By purchasing real estate tokens, it may generate passive income from rise in real estate value and monthly rents.
(2) Liquidity is provided during investment cycles because real estate tokens can be sold at any time.
(3) The complicated acquisition of overseas real estate is streamlined.
(4) The Elysia Platform manages and operates the real estate, reducing risks of direct property investment.
(5) Since indirect investments are not subject to the regulation of multi-house owners, a diversified portfolio can be configured by automatically diversifying investments in real estate tokens.
(6) If real estate tokens are to be de-listed (poor real estate development, platform clearing, etc.), it has the safeguard that can be sold through auctions, sale, etc. and distributed to investors according to real estate token shares.

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2) For Sellers

(1) Retail Sellers

- Provides short-term cash flow since real estate can be partially sold and liquidated.
- Liquidity is provided 24 hours a day (except during maintenance.
- Cash delivery can be settled for sellers who urgently need money.
- Different real estate shares can be held, which leads to more diversified sources of income than the traditional sale methods.

(2) Real Estate Developers

- It has much lower financing costs compared to conventional PF loans
- Scalability and liquidity can be gained by selling partial shares of real estate depending on the cash flow, and more revenue can be expected upon the completion of construction.
- Liquidity is excellent due to global investor pool.
- Actual cash can be quickly delivered to sellers who urgently need money through real estate token pre-sale process.

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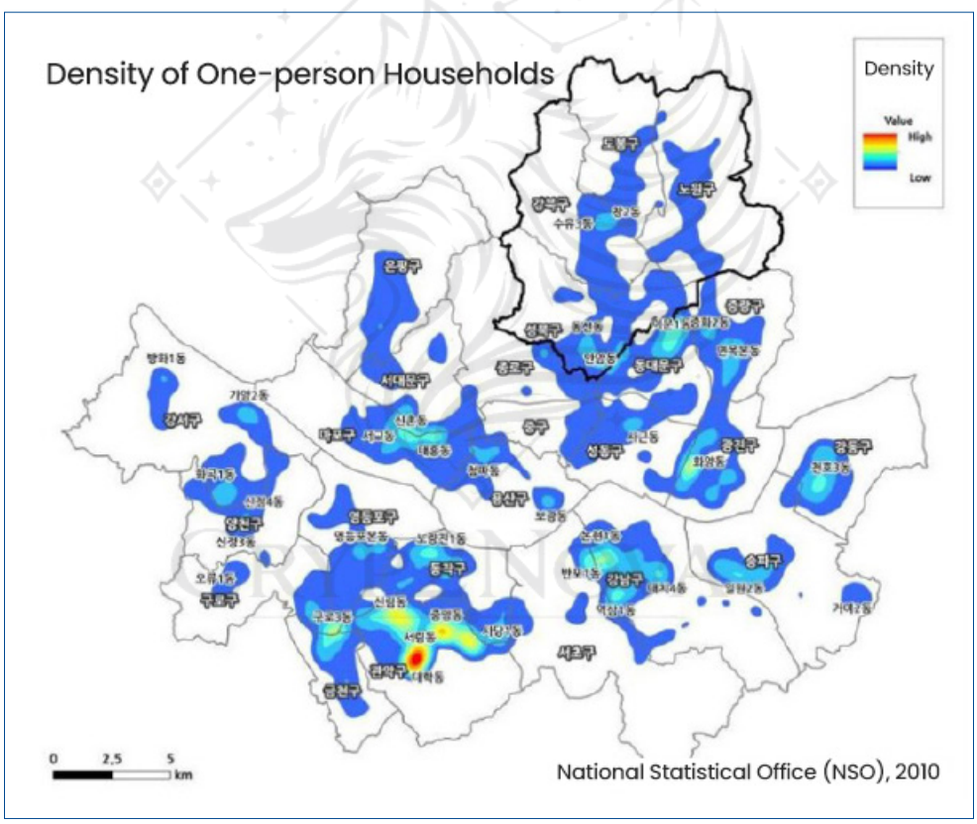
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5.4. Real Estate Management/Operation Services

The Elysia Platform manages and operates real estate properties by hiring designated on-site property managers. Property management is outsourced to reputable agencies in the area to increase and maintain the value of the rental property.

5.5. Focusing on "Seoul Gangnam" area for Initial Boost

The operating company of the Elysia Platform has developed over thirty real estate properties in South Korea . During the inception and beta phase, the Elysia Platform will choose and concentrate on Sadang, Gwanak, and Yeoksam area in Seoul for verified listing candidates. Later Elysia will allow approved real estate developers and sellers to

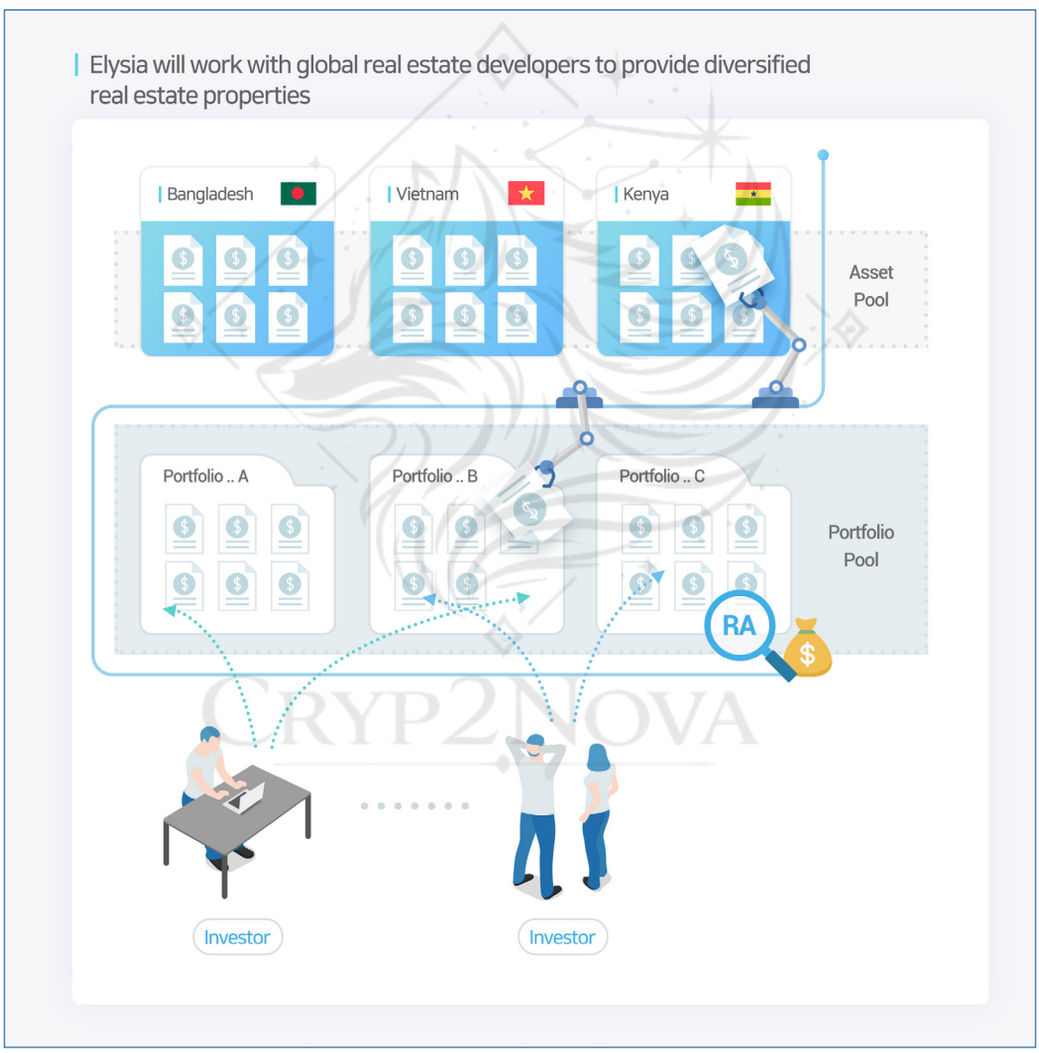


[Fig.22] Density of one-person households in Seoul

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5.6. Portfolios offered by Global Real Estate Developer Alliance and Robo-advisors

Elysia is an open ecosystem where any investors, real estate sellers, and developers can participate to offer a variety of reliable real estate investment products around the world. Robo-advisor companies participating in the Elysia Ecosystem will construct and deliver a secure global diversified investment portfolio, minimizing the investment risk that may arise from changes in the internal and external financial environment.

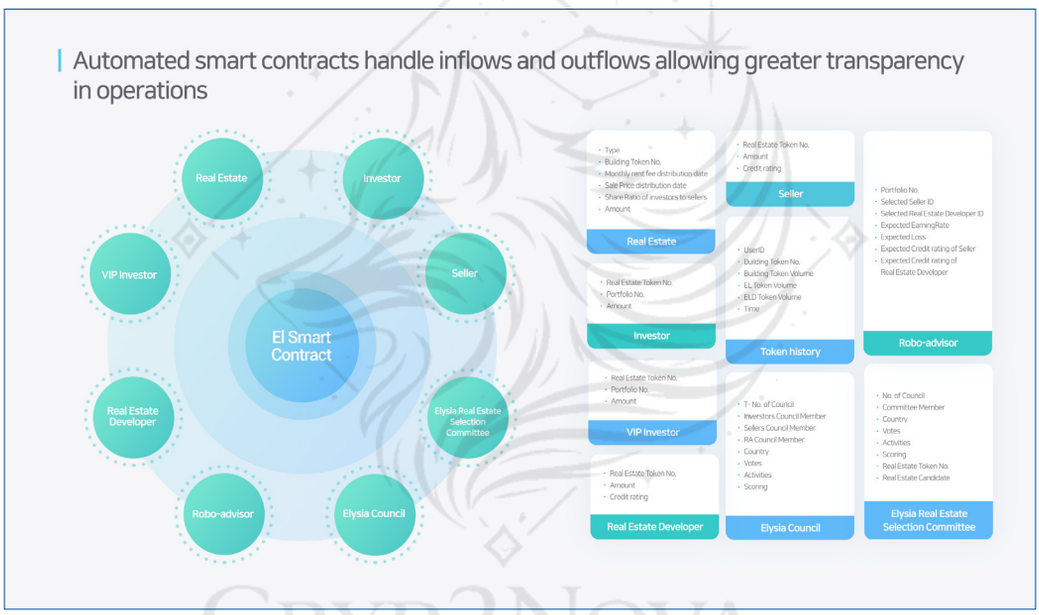


[Fig.23] Global Real Estate Portfolio

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5.7. Increasing Transparency using Smart Contracts

The Elysia Platform will proactively prevent potential disputes using the Smart Contract function. The Smart Contract function defines the roles, obligations, and rights of each participant and validates an investment contract. It will automatically transfer funds according to the investment and adjusts obligations and rights between the parties caused by fulfilling the contract conditions. All stakeholders can review the contract and check the contract status. Furthermore, the Elysia Committee will monitor participants to increase the stability of the Elysia Ecosystem. The Elysia Committee tracks qualification and status of all participants in real-time to maintain the order of the ecosystem and may limit activities of participants in case of violation. This helps minimize the risk of investors during the investment process.



[Fig.24] Elysia Smart Contract

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06. Why Blockchain

6.1. Vision

Elysia will present a new paradigm using blockchain technology in real estate ownership and investment. Representing ownership using the blockchain it present a practical and efficient investment strategies than before. In this section, Elysia will explain the implication and impact of blockchain technology in the real estate industry.

6.2. Securing the Liquidity of Real Estate Investment and Registering Secondary Market

Currently, real estate ownership is managed by the national real estate registration. The social promise of 'who owns which building' cannot be forged or tampered because it is governed by the nation, the most potent third-party. Anyone can verify the original document by simply typing the address in the nearest ward office, so if someone forges the material, the person can easily check that the material is different from the original. Therefore, all can trust the promise of building ownership. However, inconvenience occurs due to legal and procedural restrictions. According to the registration law, both mandatory and beneficiary need to go to the registration office for registration transfer by purchase/sale. The buyer must prepare four documents, and the seller must prepare seven documents. This complicated process can be solved with the help of a certified judicial scrivener, but it is expensive.

Because of its practical issues, Elysia is designing an item which trades stocks of a company owning the real estate or a real estate-secured bond, rather than direct ownership which requires modification of the real estate registration. Elysia Corporation owns and manages the property, and users can get profits generated from the real estate by holding the shares or bonds. For this, the 2nd market shall be established to trade stocks and bonds between users mutually, but there is no institutional device to prove or record it. To solve these issues, Elysia will record stocks and bonds on the blockchain to document and verify transaction history.

As a result, users can avoid the real estate management and complicated registration issues as well as receive the distributed revenues and even secure the Liquidity through tokens managed under the Blockchain.

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6.3. Simplifying Real Estate Purchase/Sale Decision-making

If the multiple stakeholders own the real estate, the purchase/sale of real estate is subject to the consent of all stakeholders, not a majority decision. Therefore, the more people co-own the real estate, the more likely purchase/sale takes a longer time, or it is impossible to get consent from all stakeholders.
However, on the Elysia platform, if one of the owners registers a purchase/sale agenda or it is time to sell a property, all owners can vote to decide whether or not to maintain/sell the property. The voting process will be recorded on a Smart Contract, and once it is executed, it becomes a provision that cannot be changed by a particular individual.
West Virginia in the USA has already introduced the Blockchain into the voting system. Before technology was introduced, US troops abroad had to vote on the absentee ballot and mail it. Now, overseas troops can easily vote through mobile voting using the Blockchain.
In this way, Elysia enables more active investment by exercising its decision-making rights rather than just receiving profits from the real estate.

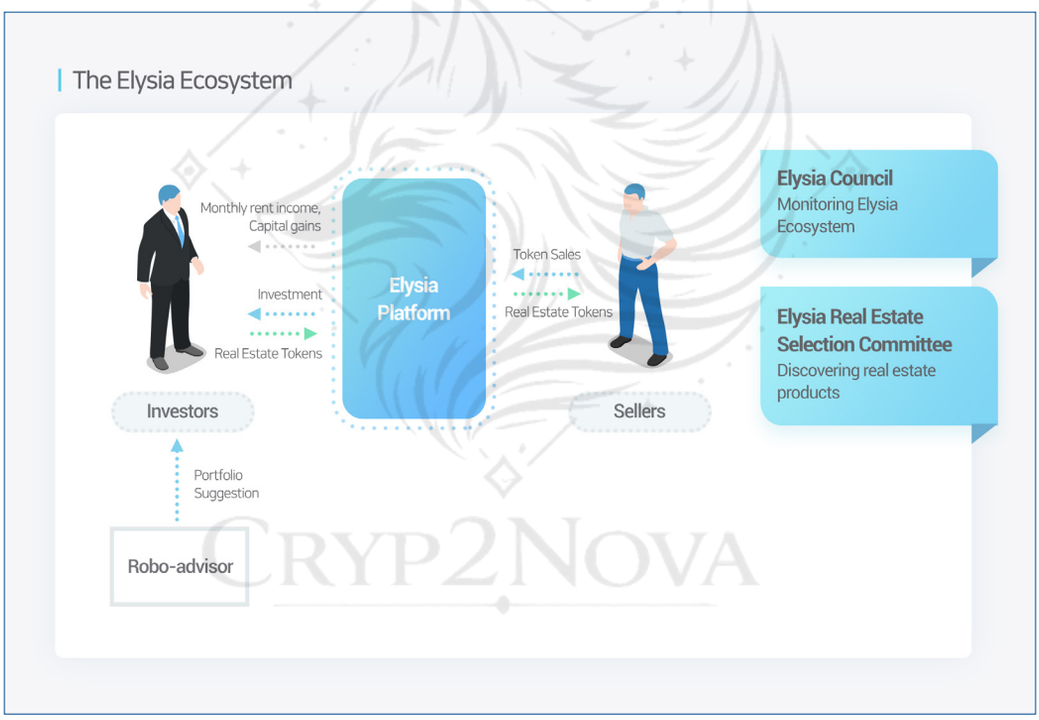
6.4. Automated Distribution of Profits from the Real Estate Lease Agreements

If there are few stakeholders in a real estate property, it may not be challenging to distribute profits from the real estate lease agreement. However, if there are many co-owners, it is very inconvenient to distribute profits one by one. Assuming that a hundred people jointly own a building and monthly rent income should be distributed, you have to calculate the monthly rent gains according to the shareholding of everyone. This calls for more labor costs and profits will decrease as much as the used labor force.
The Smart Contract of Blockchain can automate this process. Elysia will design the Smart Contract to distribute revenue generated from real estate to stakeholders of that real estate as tokens, which can be bought or sold with fiat currencies for fiat currencies. If the Smart Contract is registered on the Blockchain network, the Smart Contract will be implemented to automatically distribute the revenue whenever it is generated. All transaction records are kept on the blockchain, so users can check their history whenever necessary, and profits can be realized.

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07. ELYSIA Ecosystem

Elysia is a blockchain-based, decentralized ecosystem where various individuals and companies involved in global real estate investment can freely participate. Elysia Platform participants can trade safely in accordance with their needs and roles.



[Fig.25] Elysia Ecosystem

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7.1. Participants

Individuals or organizations currently involved in the real estate investment can easily participate in the Elysia Ecosystem via web/applications, SDK or API connection.

7.1.1. Investors

Retail Investors

Retail investors are individuals looking to invest in real estate properties offered by the Elysia platform. With minimum investment amount starting at USD 5, Investors can make a diversified investment in real estate portfolio products suggested by a number of the robo-advisers. Elysia provides the following services:

- Invest in individual products carried by the Elysia Platform.
- Invest in portfolio products organized by robo-advisor.
- Invest in automatically distributed items depending on your type, safety-oriented type, adventure type, etc. (basket investment)

VIP Investors

VIP investors are individuals or institutions who want to earn money by investing larger amounts in real estate products offered within the Elysia Ecosystem. VIP investors must have a certain amount of EL (Elysia Token) as a registration requirement. VIP investors can invest in real estate tokens earlier and in better condition than other investors. VIP's can enjoy the following services:

- Invest in individual products carried by the Elysia Platform.
- Invest in portfolio products organized by robo-advisor.
- Invest in automatically distributed items depending on your type, safety-oriented type, adventure type, etc. (Basket Investment)

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7.1.2. Sellers

Retail Sellers

Retail sellers are individuals and institutions who want to earn profits by selling real estate products in the Elysia ecosystem. To sell real estate products in the Elysia ecosystem, it shall go through the screening process of Elysia Real Estate Selection Committee.

Real Estate Developers

Real Estate Developers are institutions which sell real estate products in the Elysia Ecosystem to finance construction expenses. To sell real estate products in the Elysia Ecosystem, it shall go through screening process of Elysia Real Estate Selection Committee.

Robo-advisors

Robo-advisors are third-party publishers which make portfolio with real estate products offered within Elysia Ecosystem and sell VIP investors are individuals and institutions who want to earn money by investing large amount in real estate products offered within the Elysia Ecosystem. It enables investors to make easy and profitable investments, and has the effect of increasing the investor pool in the Elysia Ecosystem.

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7.2. Elysia Council

The Elysia Council is responsible for selecting and supervising participants in each sector of the Elysia ecosystem, such as investors, sellers, robo-advisors, etc. to maintain a healthy ecosystem.
Since each country has different regulations and characteristics, the Elysia Council consists of more than 5 individuals and institutions and operates separately per country. For countries in the initial stage that the Elysia Ecosystem has not been fully established, the Elysia Council will be newly organized by the vote of other countries' Elysia Councils and managed by Elysia Founders during the initial stage of the Elysia Platform.

7.3. Elysia Real Estate Selection Committee

Elysia Real Estate Selection Committee helps maximize returns for investors by rigorously selecting real estate products to be sold in the Elysia Ecosystem. The screening will be conducted upon sellers' application, and the Elysia Real Estate Selection Committee can directly source the real estate to recommend to investors. The committee thoroughly checks monthly rent, maintenance costs, and financing upon screening. For all applications submitted by real estate developers, the committee will thoroughly inspect financial status and construction at-risk status.
Investors will be able to see the real estate currently under sourcing, and vote to proceed with the process of creation and presale of real estate tokens, and listing to the Real Estate Exchange. At the time of voting, voters can exercise the right depending on how much EL (Elysia Token) they have at 1 EL = 1 vote.

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7.4. Structure

Elysia aims to build an easy and simple real estate sales and investment platform using blockchain technology. The new ecosystem designed by Elysia involving real estate investors, developers, and appraisers will be provided with basic tools to create and maintain a reliable trustless program to address the illiiquid and fragmented market structure witnessed in conventional real estate transactions.

7.4.1 Cryptocurrency Wallet

The Elysia platform provides two different cryptocurrency wallet options to store and track the real estate tokens

1) When an account is created, Elysia generates an Ethereum wallet allowing account holders to use the public address to send and receive tokens. All data and information is stored on a centralized ledger, including the private keys for each wallet. While the functions of these internal wallets are limited, the advantages of using a centralized wallet is that account holders can easily trade and manage tokens using various tools provided by the platform.

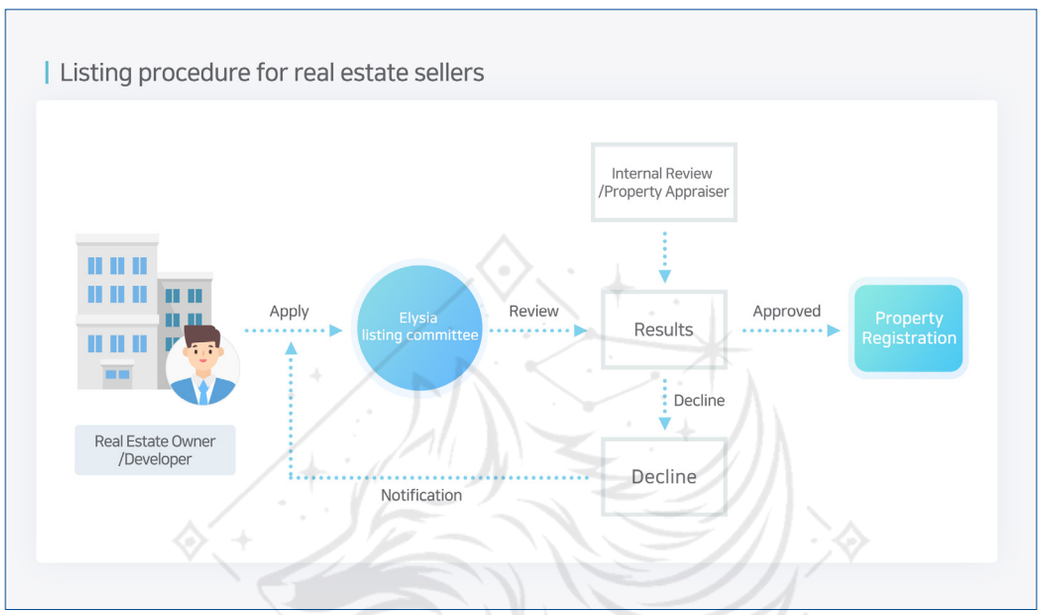
2) "Not your keys, not your coins" Account holders can choose to integrate their own Ethereum wallets by entering their contract addresses. Elysia will not be responsible for transferring,safeguarding or maintaining private keys and some of the functions provided by the platform may not applicable. Yet, decentralization is essential for the preservation of digital rights and Elysia recommends using own cryptocurrency wallets.

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7.4.2 Registration

Real estate developers and sellers who want to list their property will first have to register their property on the Elyisa platform .After submitting basic information of the real estate, the Elysia committee will work with certified appraisers to determine the value of the property. If the developer/sellers agrees to the price and the terms, real estate tokens will be generated and all information related to the property will be recorded on the blockchain network.



[Fig.26] Listing procedure for real estate sellers

1) Real estate sellers can apply for listing directly on the website. The application form will require basic information of the property and Elysia will crosscheck the property to determine if it is feasible product for the platform.

2) After primary review, a confirmation mail will be sent to candidates containing information on remaining procedures and timeline. If the sellers agrees to continue, a Non-Disclosure Agreement (NDA) will be sent and the candidate will be submitted to the Elysia committee for finanal review.
Approved : A bilateral contract will be sent to the seller and real estate tokens will be generated containing basic information and contract details of the property.
Declined : If the property is disapproved by the committee, an email will be sent to the seller describing committee's criteria and reason for decline. The real estate seller may appeal or reapply with another property.

Real estate tokens differ from other crytocurrencies due to the following reasons:

1. Limited number of participants: real estate tokens can only be traded within the platform and transactions are limited to verified accounts.
2. Functionality: while most cryptocurrencies only act as a medium of exchange real estate tokens can be customized to insert properties related to the underlying asset. In this regard Elysia will be adding more features using smart contracts as more tokens are being created.

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7.4.3 Real Estate Investing

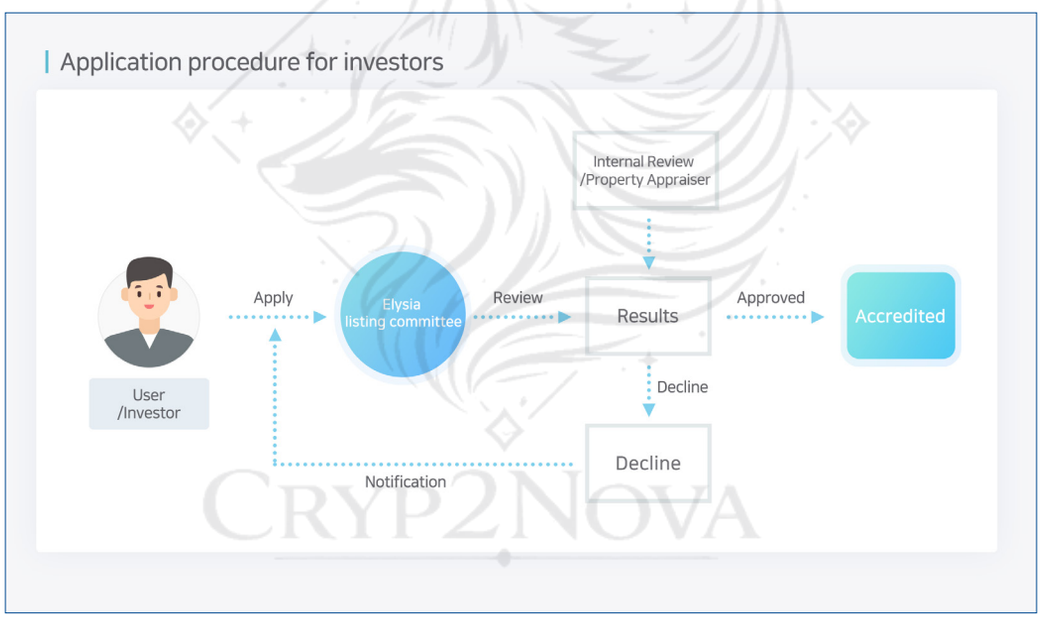
All Elysia account holders are required to go through individual or enterprise level Know Your Customer (KYC) and AML (Anti-Money Laundering) procedures in order to deposit, trade and withdraw funds on the platform.

Account information is stored in the following ledgers:

- Elysia Database: account information, password, wallet address
- Ethereum network: token supply, transaction date and volume

Users will have direct access to personal information by logging into their account and can check the status of their investments by linking the cryptocurrency wallet. As mentioned before, users can choose to accept the public address offered by Elysia or use an external ethereum wallet to manage their tokens.

Elysia establishes its own verification procedures within the standards of anti-money laundering (AML) and "Know Your Customer" (KYC) frameworks. The verification process for individual and enterprise accounts is as follows:



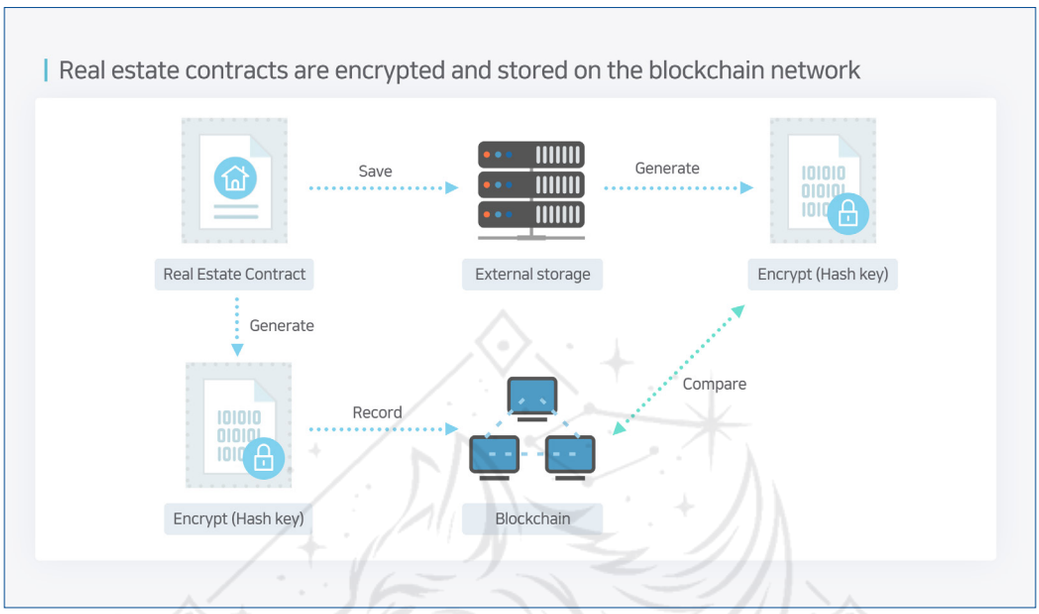
[Fig.27] Application procedure for investors

1) Elysia's identity verification procedure requires users to provide reliable source documents, data or information for the purpose of review by the compliance officer
2) The compliance officer is entitled to interact with law enfocement, which are involved in prvention of money laundering, terror financing and other illegal activity.
3) Once the account is verified, the wallet address will be whitelisted allowing the account holder to trade and invest in real estate tokens.
4) If the account is rejected, user may apply for verification again but is not guaranteed

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7.4.4 Proof of Transaction

Real estate transactions on the platform will require bilateral contracts that are stored in the form of electronic documents on the platform. The contract archive process is as follows



[Fig.28] Real estate contracts are encrypted and stored on the blockchain network

1) Real estate contract files will be stored in separate storage and stakeholders will be able to access and print the documents at their convenience

2) Contract files will be encrypted and will generate an unique hash key. Hash key will change if any changes are made on the original document

3) The contract file is stored in the Elysia database but also synchronized on the blockchain network so that contract parties can have easier access

4) The original copy will stored in an external storage and will not be released unless approved by all contract parties

5) Synchronizing the contract onto the blockchain assures that the terms and condition of the contract remain intact

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7.4.5 Real Estate Transactions and Investments

Once the real estate property is registered, tokens are generated and verified users can buy and trade real estate by following the instructions below:

1) Click on each real estate listed on the platform to check the details of the property
2) Choose the number of tokens for purchase
3) Decide payment and distribution options. Elysia recommends payments in cryptocurrencies
4) Pay and confirm transaction
5) Transactions will be documented and stored in separate ledgers including the blockchain network
6) A transfer agreement will be sent to the email registered on the account. User can check the history on the blockchain directly through the QR code on the contract.

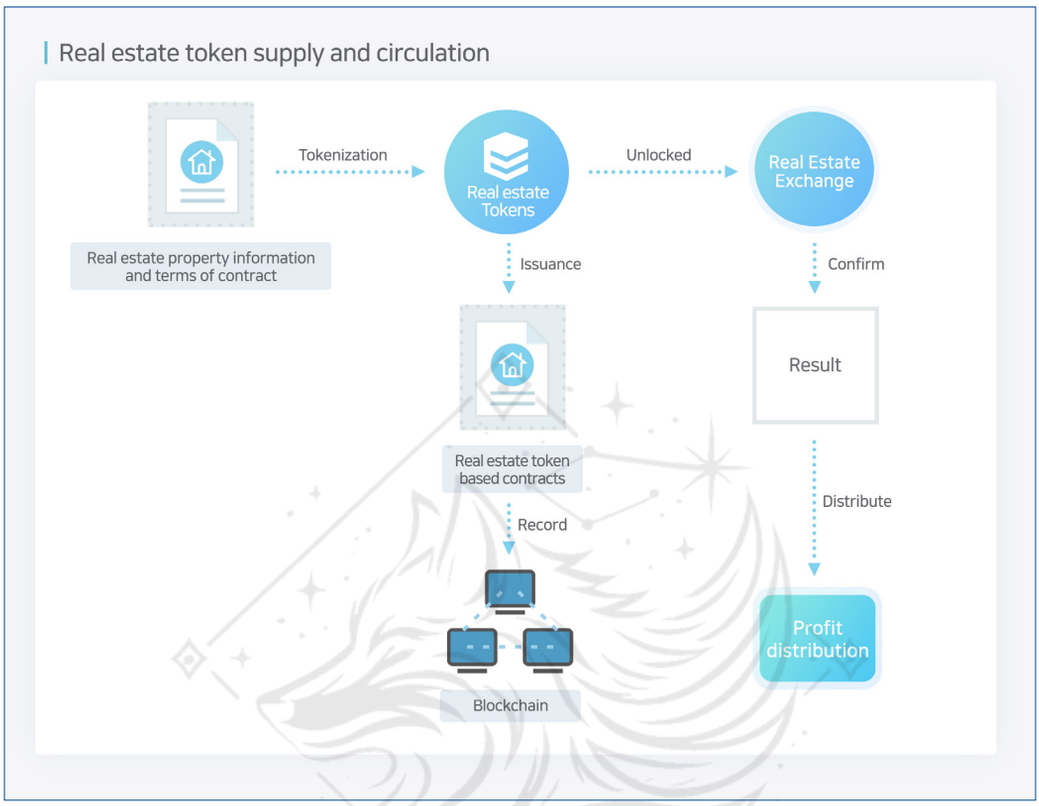
The real estate tokens will have the following attributes

1) Subject to profit distribution
2) Major voting rights
3) Right to receive information

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Below diagram illustrates how real estate tokens are circulated throughout the ecosystem



[Fig.29] Real estate token supply and circulation

1) The real estate tokens that are generated contain important information related to the property such as real estate contracts and past and present ownership

2) A new binding contract is drafted to validate the real estate tokens and its representative role on the ownership of the property

3) The contract is encrypted and recorded on the blockchain following the procedures described in 4) Proof of Transaction

4) The real estate token is designed to improve real estate contract signing using online tools. Contracts will take place inside the platform and all transactions will be recorded on the blockchain.

5) Once the sale of the property is complete, token holders will be able to review all transactions and their current stake in the property.

6) Distribution of profit will take place in accordance to the contract described in b)

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08. ELYSIA Token

The Elysia Token (EL) acts primarily as a medium of exhcange to buy and sell real estate tokens and can also be converted to fiat currencies. The Elysia token is also designed to incentive token users and will play a curcile role in activating the Elysia ecosystem

8.1. Token Structure

8.1.1. EL (Elysia Token)

EL tokens are used in various transactions inside the platform. It is accepted as a payment option to buy and sell real estate tokens, and is used in other operation such as registration and memberships, real estate token generation, transaction fees for real estate tokens, portfolio commodity investment fees, etc.

Elysia plans to buyback and retirement of EL in the market using some of the quarterly profits of the Elysia platform (up to 50%). Through this, EL distribution in the market will be reduced, leading to the enhancement of EL value. The issuing amount of EL is limited to 7 billion to enhance its value and every quarter, the distribution amount in the market will be reduced.

8.2. Examples of EL, Real Estate Token Exchange

EL is the primary medium of all economic activity on the Elysia Platform and is the key currency used as a payment for the value exchanged between participants or between a participant and the ecosystem. Some participants are required to hold more than a certain amount of EL as a credential to demonstrate they will sincerely participate in the ecosystem.

This section describes examples of how Elysia Ecosystem participants will exchange EL and Real Estate Token. This example is intended to improve understanding this white paper, and each specific item may be modified, added or removed later by the Elysia Committee.

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8.2.1. All Elysia Platform Participants

1. Basic
    1) Registration Requirement : None
    2) Upon Holding EL : EL token holders can be rewarded through enhancement of EL value caused by the reduced EL distribution.

8.2.2. Investors

1. Retail Investors
    1) Registration Requirement : Person who passed KYC
    2) Upon Buying Real Estate Tokens
        (1) Pay amount corresponding to the market price of real estate tokens through Elysia Wallet in EL or fiat/stable coin.
        (2) Real Estate Token Transaction Fees: 0.1% ~ 0.9% of Transaction Amount
        (3) Robo-advisor Fee: For usage of portfolio products, fees requested by robo-advisors will be paid in EL.
        (4) Basket investment is available: Investment is automatically diversified in each real estate product to decrease the risk.
    3) Profit Dividend According to the Real Estate Token Holdings
        (1) The dividend of Monthly Rent: Receive the dividend of monthly rent in EL or fiat/stable coin through Elysia Wallet according to the real estate token share on the midnight before the dividend day, which has been decided between the seller of the real estate and Elysia Platform upon listing the real estate tokens.
        (2) The dividend of Real Estate Sales Proceeds: dividend of real estate capital gains will be in EL or fiat/stable coin through Elysia Wallet according to the real estate token share on the midnight before the dividend day of notified real estate's sales proceeds.
2. VIP Investors
    1) Registration Requirement : Hold EL corresponding to the value of 10,000 USD
    2) Upon Buying Real Estate Tokens
        (1) Pay amount corresponding to the market price of real estate tokens through Elysia Wallet in EL or fiat/stable coin.
        (2) Real Estate Token Transaction Fees: exempted
        (3) Robo-advisor Fee: For usage of portfolio products, fees requested by robo-advisors will be paid in EL.
        (4) Basket investment is available: Investment is automatically diversified in each real estate product to decrease the risk.
    3) Profit Dividend According to the Real Estate Token Holdings
        (1) Dividend of Monthly Rent: Receive the dividend of monthly rent in EL or fiat/stable coin through Elysia Wallet according to the real estate token share on the midnight before the dividend day, which has been decided between seller of the real estate and Elysia Platform upon listing the real estate tokens.
        (2) Dividend of Real Estate Sales Proceeds: Receive the dividend of real estate capital gains in EL or fiat/stable coin through Elysia Wallet according to the real estate token share on the midnight before the dividend day of notified real estate's sales proceeds.

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8.2.3. Sellers

1. Retail Sellers
    1) Registration Requirement: None.
    2) Upon Selling Real Estate Tokens
        (1) Receive amount corresponding to the market price of real estate tokens through Elysia Wallet in EL, fiat or Stable Coin.
        (2) Real Estate Token Transaction Fees : 0.1% of Transaction Amount

2. Real estate developers
    1) Registration Requirement: Deposit EL corresponding to value of twenty thousand (20,000) USD.
    2) Upon Selling Real Estate Tokens
        (1) Receive amount corresponding to the market price of real estate tokens through Elysia Wallet in EL or fiat/stable coin.
        (2) Real Estate Token Transaction Fees : 0.1% of Transaction Amount

8.2.4. Robo-advisors

1) Registration Requirement: Deposit EL corresponding to value of ten thousand (10,000) USD.
2) Upon Selling Real Estate Tokens
    (1) Receive the portfolio fee in EL through Elysia Wallet.
    (2) Manage the quality of portfolio products through net exposure of earning rate.

8.2.5. Elysia Committee

1) Registration Requirement: Hold EL corresponding to value of ten thousand (100,000) USD.

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09. ELYSIA Services

9.1. Real Estate Shares Investment Service (Pre-sale of Real Estate Tokens)

This service tokenizes real estate products that have passed the review by the Elysia Real Estate Selection Committee and conducts presale for token shares, which have been discussed between sellers and the Elysia Platform.
Real estate token pre-sale is available for EL Token-only offerings with EL and cash-only offerings with legal currency/stable coins. Investors can purchase real estate tokens before listed on the "Real Estate Exchange."

9.2. Real Estate Shares Exchange

After the presale of real estate token, tokens will go through the listing process to the Real Estate Exchange. Investors can purchase EL Token-only offerings with EL and cash-only offerings with legal currency/stable coins from real estate token holders.

9.3. Elysia Wallet

This is the default service used by all participants of the Elysia Platform, including investors, sellers, and Robo-advisors. It provides functions like EL, fiat, and stable coin management, exchange, investment, and dividend receipt.

9.4. Elysia Robo

Depending on the investor's preferences, investors can invest directly in each real estate product or can hedge their bets in a portfolio recommended by the robo-advisor. Robo-adviser companies create various diversified portfolios with numerous real estate products from several countries, and investors can make the most optimal investment decisions according to their investment type.

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9.5. Elysia Service Use-cases

9.5.1. Normal Investors

Mr. A, who has retired recently, wants to invest in real estate by using his retirement allowances and the money he has collected. However, the asymmetry of information and opportunities on real estate has prevented him from investing in good real estate. Through the Elysia Platform, he has started to spend a small amount in real estate and now owns some of the valuable real estate shares in Seoul. He is now increasing the investment and started to get monthly rent returns corresponding to some of the buildings.

9.5.2. VIP Investors (EL Holdings More than 10,000 USD)

Mr. B, who has been receiving profits by investing in real estate, wants to invest in real estate with better terms. However, a bad return on already-invested principal prevented him from getting higher returns. However, he invested in a real estate portfolio offered by the Elysia Platform, which has great liquidity, resulting in higher returns than the actual return rate. Mr. B is now able to obtain stable and strategic profits through increased monthly rent return and marginal profits from capital gains.

9.5.3. Normal Sellers

Mr. C, who owns the building in Seoul, has been frustrated with the high commission and time to sell his building. Also, he had to miss many opportunities to buy another real estate due to urgent need for money and bad liquidity of existing real estate. However, he could sell a fraction of existing buildings at the Elysia Platform and invest rest in other real estate properties. Mr. C was able to achieve higher returns thanks to lower fees and faster trading.

9.5.4. Real Estate Developers

Company D, which is engaged in construction, has been experiencing difficulties with high interest rates (more than 20% interest) of conventional PF loans. He also has to suffer from slow cycled cash flow until the building is completed and sales are made. However, the Elysia Platform enabled financing at lower costs and micro transactions. Broader and more diversified investor pool has made it possible to gain returns in a shorter period and to overcome conventional risky business practices.

9.5.5. Robo-Advisors

Mr. E, who is not familiar with real estate investments, has been suffering losses by investing in conventional P2P companies and funds. However, thanks to the stable portfolios of the Elysia Platform and the diversified investment recommendation system of Robo-advisors, he was able to generate high returns with small amounts of shares in various real estate. In addition, he could focus on stability-oriented investments which is based on actual buildings, thereby reducing the burden of loss.

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10. ELYSIA Platform Business Model



[Fig.30] Elysia Platform Business Model

10.1. Real Estate Token Transaction Fee

Elysia will charge 0.1% flat fee for all transactions conducted at the Elysia exchange

10.2. Gains on Real Estate Sales

Elysia is expected to benefit from the turnover of real estate properties sold on the platform.

10.3. Real estate pre-registration fee

Elysia will charge a one-time fee of 3 ~ 5% as a pre-registration fee. For real estate developers, it is a pre-order for retail investors.

10.4. Real Estate Rental Management Fee

The Elysia Platform deducts a portion of its monthly rent as a real estate maintenance fee to maximize building value through operation and maintenance.

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11. Closed-beta ICO - Token Sale

Prior to the Main ICO, Elysia conducted a closed ICO to verify the core cycle of the Elysia Platform of 1) sourcing real estate, 2) tokenizing real estate shares for presale to investors, and 3) distributing monthly rent income to investors.

11.1. Insurance Term

Closed-ICO Issuing volume: 170 million EL
Coins to be sold: 170 million EL
Hard Cap: 170 million KRW
Currency Accepted: KRW

11.1.2. Closed-beta ICO

	1st round (1st week of September, 2018)
No. of EL Tokens	170 million
EL price [KRW]	1
Fundraising Goal [KRW]	170 million
Fundraising Performance [KRW]	170 million

11.2. Token Allocation

Sale : 100%

11.3. Funds Allocation

Real Estate Sourcing: 170 million EL

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11.4. Progress

- Real estate purchase completed(October 2018)
- Closed-beta ICO completed
- Monthly Payment History recorded on the Ethereum network
https://ropsten.etherscan.io/token/0x250d796f050cf3a0b3d8e1d78c76ea539840b93b#balances

< Purchase Real Estate Information >

1. Address

#203 Reahn Village, Nonhyun-ro 123-gil 52-5, Gangnam-gu, Seoul

2. Land

- Land category Building Site
- Land Area: 171.9 ㎡
- Type of Right to Site: Ownership, Right to Site
- Proportion of Right to Site: 11.7/171.9

3. Building

- Structure: Reinforced Concrete Structure
- Usage: Multiplex Housing
- Area: 18.84 ㎡






부동산(다세대주택) 매매 계약서

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12. Main ICO - Token Sale

12.1. Insurance Term

Total Issuance: 7 billion EL
Token Supply: 4 billion EL
Hard Cap: 4M USD = 4 billion KRW
Soft Cap: 1M USD = 1 billion KRW
Currency Accepted: KRW, USD, BTC, ETH

12.2. Token Allocation

Sale : 57.14%
Partner : 10.48%
Team : 10%
Marketing : 7%
Token Sale Bonus : 8%
Reserve : 7.38%

* The remaining amount of **'Sale'** is attributed to the **'Reserve'**.
* Lock-up period
1. Partner : 4 months after investment: 30% / after 8 months: 30% / after 12 months: 40%
2. Team : 2 years from the mainnet release

12.3. Funds Allocation

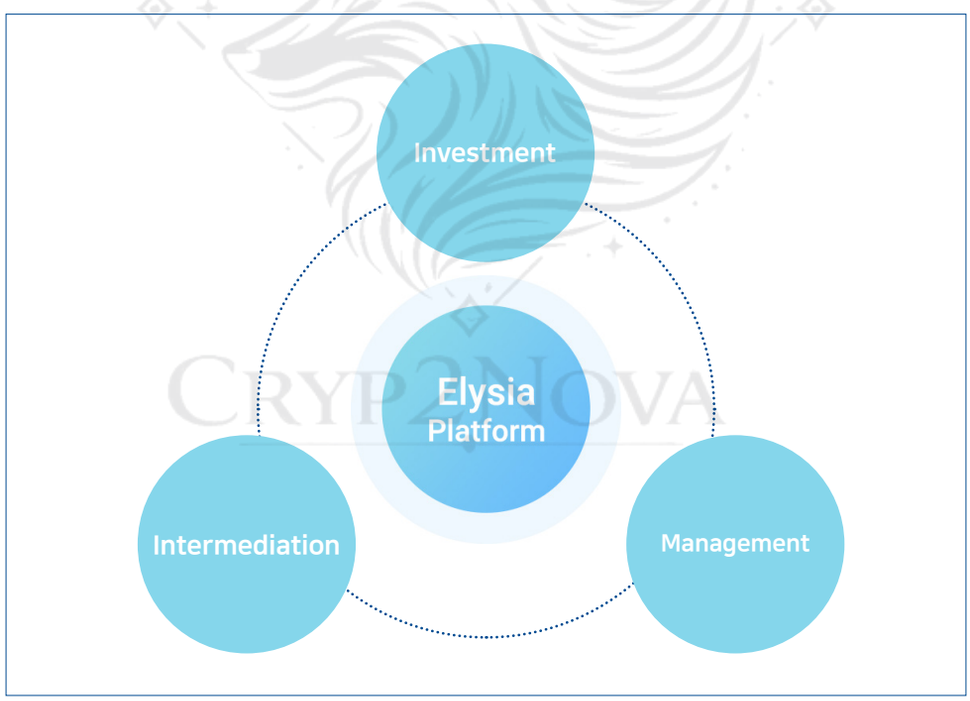
Real Estate Implementation/Sourcing : 3M USD
Token Sale / Market Making : 1M USD

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13. Roadmap and Goals

13.1. Goals

Elysia Platform aims to build a one-stop real estate investment management ecosystem by starting as an investment platform and adding brokerage and rental management services based on EL tokens. The tokenized platform aims to incentivize users with articulating EL tokens throughout the entire real estate investment cycle; from procurement, acquisition and management.



[Fig.31] Vision

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13.2.1. Business-to-Business (B2B) Brokerage Services

B2B Brokerage service aims to minimize the building vacancy rate of the investment platform. Elysia provides incentives for real estate agents in EL Tokens to deal with any vacancies on listed real estate properties.

1) For properties listed on the Investment Platform

(1) Method

Elysia provides the standard rate plus fraction of the monthly rent returns in EL tokens to the real estate agent who have successfully leased the vacant rooms.

(2) Effect

Minimizes vacancies in properties of the investment platform and thus provides real estate token investors with maximized monthly rent returns and property value.

2) For properties not listed on the Investment Platform

(1) Method

Elysia provides the standard rate plus fraction of the monthly rent returns in EL tokens to the real estate agent who have successfully leased the vacant rooms.

(2) Effect

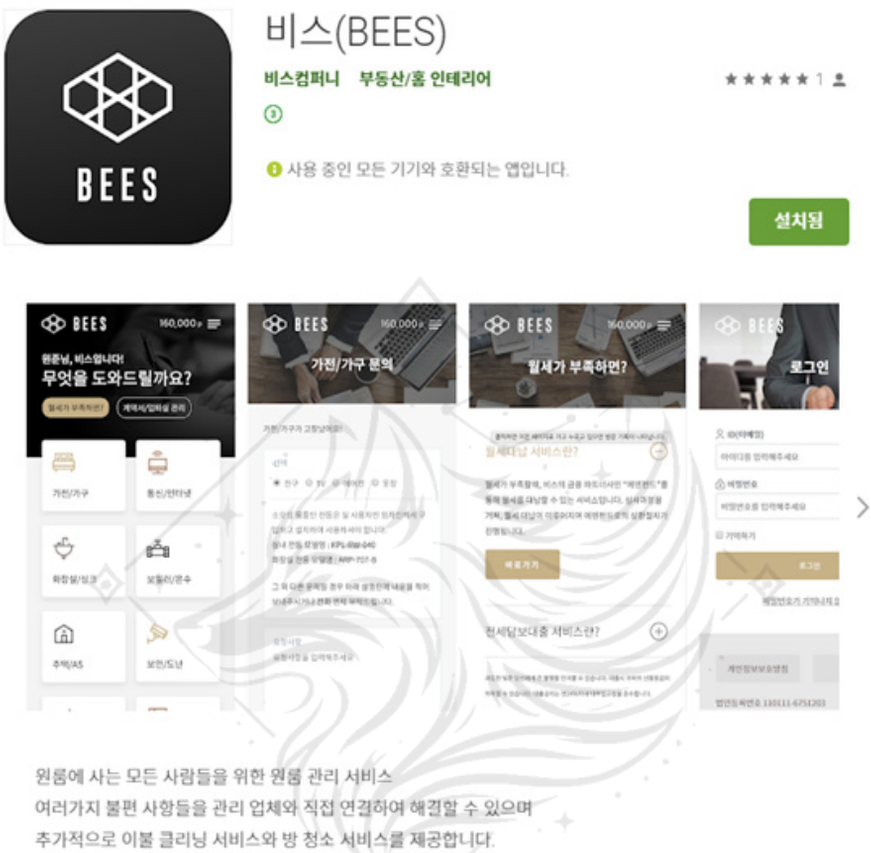
This prevents vacancies in buildings and thus provides building owners with maximized monthly rent returns and property value. This is to increase the number of real estate agencies participating in Elysia Brokerage Service by dealing with buildings out of the investment platform in the B2B brokerage platform.

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13.2.2. Rental Management Platform

The Rental Management platform aims to automate the bill collection and deal with vacancy for the buildings in the investment platform. Vacancies are handled by support of the B2B Brokerage service.



1) For properties in the Investment Platform

(1) Method

- The tenant can check the monthly rent and utility bills through the building-specific application and easily pay with one click.
- If tenants pay the monthly rent and maintenance fee, 4% of the amount is accumulated for tenants' mileage in EL.
- The tenant can cash it at the external exchange or invest in a real estate token.

(2) Effect

Real estate token investors are increasingly attracted to real estate products that integrate Rental Management.
When the tenant pays the monthly rent and maintenance fee, the EL Token is paid as mileage, and the monthly rent and maintenance payment history is recorded on the blockchain network. This leads to transparency in the vacancy rate of buildings, the average deposit date of the monthly rent, and maintenance expenses. This allows real estate token investors to invest in data-validated real estate products.

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2) For properties out of the Investment Platform

(1) Method

- The Elysia Platform guarantees a certain monthly rent returns to building owners through the lease management contract or master lease and operates the corresponding building.
- The tenant can check the monthly rent and utility bills through the building-specific application and easily pay with one click.
- If tenants pay the monthly rent and maintenance fee, 4% of the amount is accumulated for tenants' mileage in EL.
- The tenant can cash it at the external exchange or invest in a real estate token.

(2) Effect

① Building Owner

- Monthly rent returns can be earned without involvement and vacancies are managed by the Elysia Platform, enhancing the property value.
- The building owner can check the monthly rent and the maintenance fee details of the building that has been assigned to Elysia.

② EL Token Investors

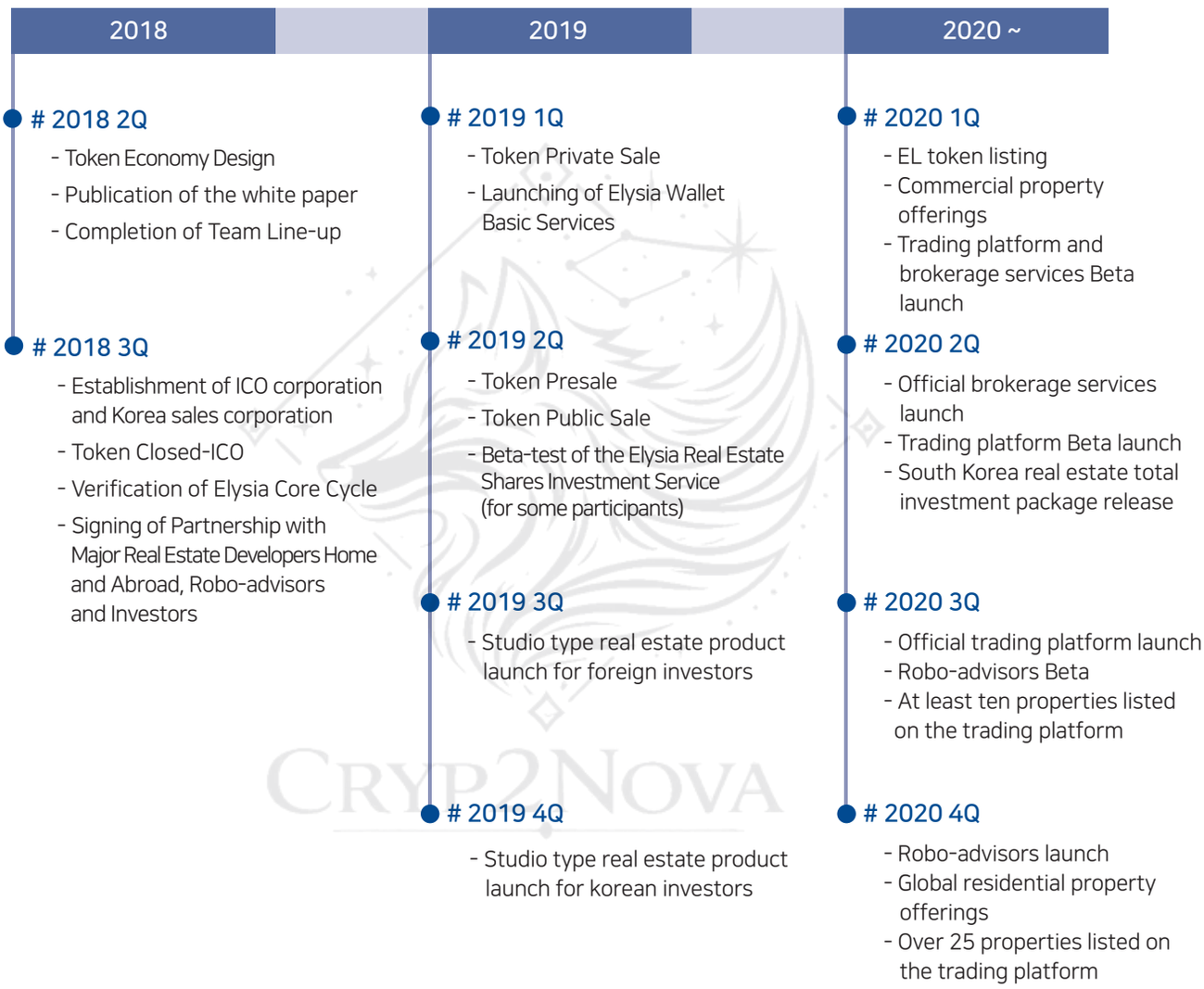
- Every month, at least a few hundred to a few thousand of the actual EL Token users spend their EL Token, making the Elysia Ecosystem alive and vibrant.

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13.2. Roadmap

By 2019, we will focus on residential real estate properties in Korea. From 2020, Elysia will expand overseas residential real estate and from 2022, to real estate such as shopping malls and land.



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14. ELYSIA Team Introduction

14.1. Team

14.1.1. Development and Operation of Real Estate

Numerous Real Estate Development, Lease Management, Sales Knowhow



Ye-ho Lee
CFO

- BEESCOMPANY CEO
- Basic Design Department at DSME (Daewoo Shipbuilding & Marine Engineering co., Ltd.)
- Seoul National University, Department of Naval Architecture and Ocean Engineering
- Seoul National University, Master's Degree in Marine Plant Engineering
- 27th Licensed Real Estate Agent
- Yeoksam Mars, entrance of Seoul National University COCO Operation of a Licensed Real Estate Agency and Management of Multiple Exclusive Leases
- Execution of Dongjak-gu/Gwanak-gu and Lease Consulting



Jae-gob Lee
COO

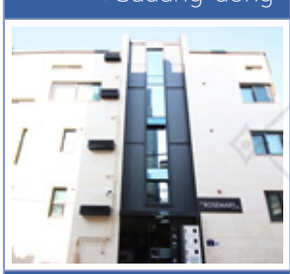
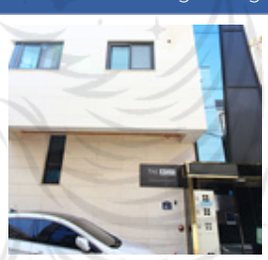
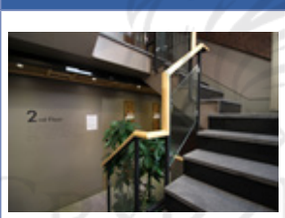
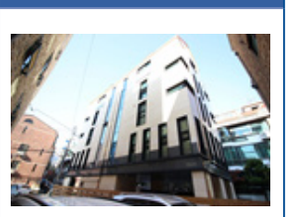
- BEESCOMPANY CTO
- STX offshore & shipbuilding Co. Junior Engineer
- Hanyang University, Department of Mechanical Engineering
- Yeoksam Mars, entrance of Seoul National University COCO Operation of a Licensed Real Estate Agency and Management of Multiple Exclusive Leases
- Execution of Dongjak-gu/Gwanak-gu and Lease Consulting

* BEESCOMPANY has hands on experience in real estate sales execution and lease management with thirty real estate properties under their portfolio (30 cases worth 90B KRW).
For initial business stabilization and profits realization through domestic residential real estate, it plays a critical role in settling spot transactions of the Elysia Platform.

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** Development and Operation Know-How

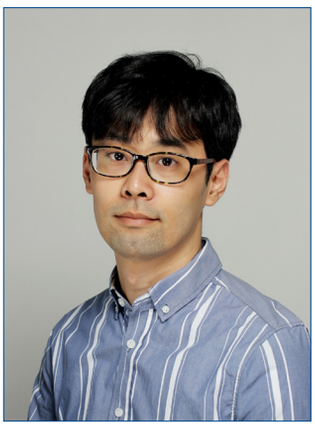
- Complete project management through experts in each field
- Complete design preparation through abundant know-how
- Generation of earning rate utilizing accumulated data such as population density, traffic convenience, and future infrastructure outlook

			
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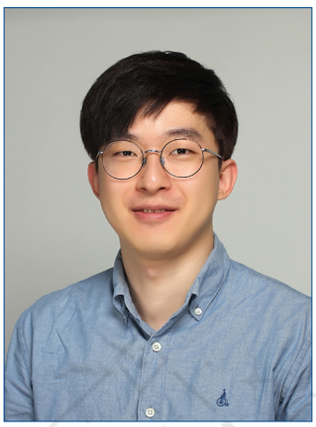
14.1.2. Development Team

Possess the optimal system development ability with diverse developmental experiences.



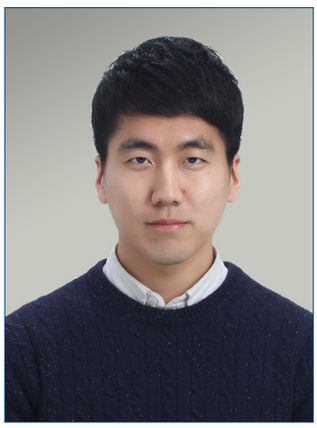
Jung-gun Lim
CEO

- Samsung SDI
- Ruby/ReactJS Development
- Seoul National University, Department of Chemical and Biological Engineering



Won-jun Cha
Full-stack Development / Token Economy Design

- Mice Star CEO
- Big Data Development
- Seoul National University, Department of Mechanical and Aerospace Engineering



Dong-wook Seo
Full-stack Development / Blockchain Development

- Posco, Woowa Brothers
- Ruby/ReactJS Development
- Seoul National University, Department of Computer Engineering

14.1.3. PR / Marketing Team

Possess abundant experience in overseas marketing and strategic partnership.



Brian Lee
Head of PR / Marketing Team

- Chairperson at the Foreign Marketing Research Institute
- Global Human Resources Specialist



Jack Kor
Investment Marketing / Communication

- CEO of Presszip (Company specialized in Target Advertisement)
- Conducted projects to sell over-the counter stock
- Dankook University, Department of Electronics & Electrical Engineering & Department of Law

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14.2. Partners

Leading Partners with well-known organizations in Korea and abroad

EDEN FUND
http://www.edenfund.co.kr/

Real Estate Products P2P Loan Division Partner

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http://www.bkl.co.kr

Korean Law Review Partners

TSMP Law Corporation
http://www.tsmplaw.com

Singapore Law Review Partners

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15. Others (Legal Considerations, etc.)

The information provided in this proposal (or white paper, hereinafter referred to as "white paper") is prepared only for those who have received this to evaluate the Elysia and Elysia tokens.
We, Elysia Team (collective term for Elysia Inc. and its shareholders, employees and affiliates) prepared this white paper to be used as a reference which provides specific information of the planned platform and team to those who have much attention and affection on the Elysia Platform. That is, this white paper is not meant to invite you to invest in the Elysia team or platform, and has nothing to do with those purposes. Since the Elysia team prepared this white paper based on the facts while writing it, any of the white papers, including the conclusions, can be guaranteed to be accurate in the future.
The Elysia team does not state or guarantee the accuracy of any kind related to this white paper, and assume any legal responsibility. For example, the Elysia team does not guarantee that i) this white paper is prepared based on legitimate rights and does not infringe the rights of the third parties, ii) the white paper is commercially valuable or useful, iii) the white paper is proper for obtaining your specific goals, and iv) there is no error in the content of the white paper. Also, the range of liability exemptions is not limited to the above examples.
If you use this white paper in your actions including the decision-making (this includes but is not limited to using the white paper as a reference or a basis), the consequences thereof are solely from your decision regardless of profit/loss. Please note that the Elysia team will not bear indemnification, compensation, or other liabilities for any damages, losses, debts or other losings arising from the use of this white paper.

This white paper contains plan written in the Elysia project preparation stage.
The contents of this white paper is not used as an important element for the contract and is not affected by any future contracts or transactions.
The primary purpose of this white paper is to inform potential investors, partners and customers of basic information and future progress so that they can make decisions related to the use of Elysia Platform.
Also, any contents in the white paper is not considered as a guideline or encouraging investment, but it is just technology and information toward a future market.
Thus, this white paper cannot make any promise on potential risks and uncertainties inherent in investment.
This white paper is important data of Elysia and will be updated to extensively apply the Elysia Platform and improve profitability of various users who are using the platform.
The contents may be translated into other languages, but the contents may not be communicated correctly.
Elysia Platform will continuously be developed to activate transactions of residential real estate. The development process will be continuously improved. In the event of inconsistencies between white paper contents and technology introduction and implementation, technology implementation takes priority than the white paper.

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15.1. Precautions in the Elysia Platform Operation Process

In the presale of real estate tokens, there may be a delay in exercising the right of receipt for monthly rent returns from real estate tokens because actual real estate contracts between with Elysia Platform and real estate sellers may take longer than expected, or due to vacancies.

15.2. Anti-money Laundering Law (AML)

A buyer shall agree not to engage in any form of money laundering, illegal currency transactions and other restricted activities through Elysia Token and other related derivatives of Elysia in possession. Each participant shall be aware that the Elysia Token and other related derivatives shall not be sold, exchanged, or disposed of directly or indirectly for money laundering.

15.3. Important Notes

Due to frequent changes in related policies, laws and regulations, technology, economy and other factors, the information provided in this white paper may not be accurate, reliable or final, and may be changed several times. This document is provided for reference only. Our team is not liable for the accuracy and legitimacy of the provided information. Those wishing to participate shall not rely solely on the information in this white paper. We encourage participants to investigate by themselves before the sponsorship.
This white paper has a nature of a business proposal or business promotion document, and in no case is legally binding. The information in this document is for your reference only, and the token purchaser shall pay his/her own additional attention.

15.4. Language

This document supports various languages. In case of any dispute, the issues shall be resolved based on the Korean version. For more accurate interpretation of this paper, please refer to the Korean version.

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