

White Paper

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The Origination.

Decentralized assets and blockchain are the future of the world. In 2009 the first cryptocurrency, Bitcoin, was launched. People worldwide started to realize this decentralized asset's true potential slowly but surely.

Nowadays, cryptocurrency is one of the most popular digital assets. According to data from CoinMarketCap, there are currently more than 7,800 crypto projects. But not all of them serve the same purpose. Many cryptocurrencies are created for human freedom and financial inclusion. Such as Bitcoin and Ethereum. On the other hand, there are dozens of meme coins such as Dogecoin and Shiba Inu.

This paper introduces a crypto project called Web3 Property Net that aims to allow even the smallest of investors to invest in Property via STOs as well as NFTs for creations such as music and art and to also bridge between the real estate market and the crypto world.

How big is the crypto market?

Coinmarket Cap reports that the total market cap of cryptocurrencies is almost One trillion US dollars as of mid june 2022. The crypto market has grown over 600 percent from \$397 billion as of November 3rd of 2020 and added nearly \$1 trillion

Real Estate market situation.

Shelter is a basic right of a human being. There is always a demand for property buying or renting in the market. The size of the professionally managed global real estate investment market was estimated at 10.5 trillion US dollars in 2020.

The Idea.

The idea is to build a platform where we connect metaverse and the real world. People with even small amounts of Capital will be able to invest in real estate through and additionally participate in Virtual reality educational games based upon property/ real estate .

People will also get benefits by buying and holding properties in the metaverse / virtual World just like they will get in the real world—for example, rents and sales revenue.

The core purpose behind the Web3 Property Net technology is to develop a censorship-resistant, decentralized process of transferring value which is recorded on an immutable, distributed ledger to take back custody of one's finances, removing the reliance on intermediaries such as depository and central banks (the same institutions who were ultimately responsible for the collapse of the global financial system, the effects of which are still felt around the world today). Over the last 13 years, the Cryptoverse has grown exponentially.

Mass adoption of Blockchain technology seems continually more inevitable with the aggressive pace of innovation, mammoth increase in a real-world application, increased accessibility, and over a decade of battle testing. Today, BLOCKCHAIN and STOs and NFTs provide the solution to what the Internet of Things has suffered since its inception. The internet has brought tremendous benefits but has suffered from protecting People's property, whether art, music, etc. NFTs and STOs provide the solution to this problem a Decentralized, Trustless Blockchain-based Digital Certification of Ownership.

Introduction to Web3 Property NETWORK.

Web3 property Net (W3PN) is a crypto project based on the above idea of including even modest Investors with small Capital to be able to participate in real estate investment. The mission and vision of this project is to allow everyone to buy properties and enter into the real estate world.

W3PN will also evolve to allow People release equity in their property in exchange for STOs that can be traded on an exchange .This will of course be determined on a case by case basis and with the further adoption of AI will become more and more mainstream in the future. Subject to Due diligence and other ethical advice and appropriate protections this will mean that Asset rich but “cash poor” property owners of any age will be able to use embedded value in their Property to release some of that equity as well as allowing the STO crowdfund participants to avail of asset backed Investments.

Additionally, with Our Educational game Platform element, Our properties will not solely be random AI-generated properties that do not exist in real life; instead, they can be based on reality reflecting Properties that do actually exist but played out on a virtual reality metaverse game. "Metaverse" Investors can participate in NFT property yields to make virtual passive money by renting and appreciating property value. In addition to that, they will be able to sell any property they own and profit from it within the Metaverse .

Utilising Blockchain, Web3 Property Network is the first-ever technology to interact/bridge Metaverse Virtual Reality and Real World applications in the Real Estate Property markets! Web3 Property Net is creating a dApp (decentralized application) that provides the tools needed for individuals and businesses to issue their own Security Tokens and avail of Non-Fungible Token Digital Assets (NFTs) anywhere in the World using state-of-the-art blockchain technology. Web3 Property Net's dual-platform provides a user interface that is a best-in-class experience and easy to use and will be the first in the World to link Metaverse Game (Virtual World) technology and Real World Crowdfunding investment strategies.

The dual-platform opens opportunities to individuals and businesses looking for alternative methods of raising funding through tokenization as well as Property Game technology for Property Investment within the Metaverse based on (reflecting) Real-World ACTUAL properties.

Smart contracts and NFTs, in effect, solve the problem of cryptography!

Web3 Property Net sets out to develop a self-governed, self-funded, and self-sustaining ecosystem focused on NFTs (Non-Fungible Tokens) and STOs (Secure Token Offerings) that will allow Individuals and Businesses to Tokenize/NFT assets anywhere in the World.

Web3 Property Net is the first of its kind that will not just be a Crowdfunding/STO platform but will also bridge between Real World Property Investment and the Metaverse virtual Property portal also based upon real-world values . (as opposed to fictional creations). Web3 Property Net project will have two different sections. Namely:

The Crowdfunding Platform.

Asset tokenization is the process by which any real-world asset, tangible or intangible, is digitized and then divided into smaller pieces that take the form of tokens. Each token represents a proportional part of the digitized asset, offering the owner of the token the corresponding economic rights.

One of the main factors driving the rise of the tokenization industry is the growing need to grant access to a growing audience of both small and large investors with new forms of investment. True democracy and decentralization can only be achieved with the use of blockchain technology.

Web3 Property Net "Crowdfunding" Platform is a decentralized, digitalized real estate investment ecosystem. Through this platform, users of Web3 Property Net (with W3PN's continuous blockchain enhancement , AI adoption, Market growth and penetration etc) be able to :

- * invest in exclusive real estate projects and diversify their investment portfolios,
- * Invest in and participate in appropriate Property Development projects as crowdfund financiers .Such projects will be ring fenced and secured by the assets and will entail the full agreement of the Investors .
- * Release Equity in exchange for STOs .
- * Trade their STOs and NFTs on exchanges
- *Protect their original Creations such as in Art and Music by issuing NFTs ---the answer to "protecting Intellectual Property in the Internet of things"!

This will be a separate arm of PEN intended to assist the creative arts Industries to flourish. People will be able to invest and buy properties in STO and or NFT form as appropriate. The buyer of the STO / NFT asset will also acquire either outright or shared ownership rights of the physical property with the amount of investment reflecting their percentage

of ownership.

Web3 Property Net intends to provide the solution that allows individuals and businesses to facilitate STOs and NFTs whilst being able to comply with local laws and regulatory requirements based upon where the assets are domiciled including KYC (Know Your Customer) requirements.

As a safety mechanism, it is vital that everyone understands that if the soft cap of an STO for crowdfunded Property development participation is not met by the pre-established deadline, the capital already deposited into the escrow account will be reimbursed to investors.

The Game.

Upon purchase and sale, a member is charged a realistic purchase and sale cost such as stamp duty, solicitor fees, agent fees and other applicable costs . Each portfolio property receives rent at a practical regional yield, and the value of each property changes according to the market's demand, just like in the real World market.

Players will be able to accumulate some W3PN coins/NFTs which will later allow for participation in the profits derived from the various Fees associated with the main Crowdfunding Platform . Such fees, as One would anticipate, will normally be associated with services such as Arrangement fees, Smart Contract fees, a portion of Property management fees, Buying and selling of Property STO fees, Advertising revenue etc.

How Does The Game Work?

Game members can search for any property of choice and purchase it with game credits. There are three ways of searching for a property.

Property Search:

Members can search for a property by the actual address or postcode.

Realty/Estate Agent:

Members can search for properties by selecting one of the Estate agents in the game.

Other acquisition opportunities will also be offered.

The Native Token: W3PN.

Real estate Property is one of the leading examples of a highly illiquid market, with high barriers of entry. A solution to this problem comes in the form of asset tokenization which provides diverse investing opportunities due to reducing barriers to entry and providing liquidity to asset owners. If we consider the European commercial real estate market alone has an estimated total valuation in the region of over 6,500bn and an estimated annual investment of 15bn.

According to the World Economic Forum, by 2022 60% of global GDP will be made up of digitized assets, encompassing a total value of \$10 trillion . The asset tokenization market was valued at \$1.25 billion in 2019, and is forecast to reach \$5.70 billion in 2027, growing at a compound annual growth rate (“CAGR”) of 22.54% from 2020 to 2027.

W3PN is the native token of Web3 Property Net project. People will be able to buy, sell, invest in properties and STOs/NFTs and participate in the game with tokens. The token itself can be purchased or swapped with other cryptocurrencies.

Binance Blockchain will power the W3PN token, and it will utilize Binance's all security features for maximum protection. Furthermore, as a BEP-20 token, it will have fewer gas fees and mass availability. Other token blockchains such as Ethereum, Solana etc will also be developed.

Crowdfunding Investors will also be encouraged to participate in the Web3 Property Net games.

Participants in the W3PN game can build a substantial metaverse portfolio with little investment at an anticipated cost of £10 per 1 million of credits. This allows Players to build large virtual holdings at a low cost.

They will also share in an element of the net profits from fees derived through the Investment Crowdfund platform (arrangement, Buying, selling of NFTs, advertising, etc.).

Crowdfund Investors themselves will participate in a portion of the available profits from the same exercises in addition to the direct profits to be derived from their STOs. STO holders main source of income will be from their asset backed property investment in the form of that STO.

The original Tokenomics plan as presented will be further refined to ensure an equitable distribution in the share of profits such that Crowdfund Investors who already benefit from the Capital gains and rental yields on their STO and NFT investments will not totally dominate the distribution of benefits so as to allow the Game participants who make up 2% of tokens supply to also avail of 2% of profits as generated from activities. This is in order to develop as a fully inclusive platform within which game participants can still have the ability to profit from some passive income. The main idea behind such a strategy is to encourage anyone with the use of a smartphone to download the W3PN App and to get involved in even a small way. The more participants with the W3PN app, then the more market penetration worldwide that will be achieved.

Tokenomics.

Any asset or business can be broken down into fractional parts that retain the forms of tokens / STOs / NFTs, with equal rights and values, that can be purchased by anyone in the world at any time.

Tokenization will change the world as we know it. One of the main considerations of Web3 Property Net via its STO and NFT solutions is to allow smaller, less fortunate individuals and businesses to access capital markets in a less restricted approach. For instance, certain undeveloped countries may lack the appropriate financial infrastructure to gain access to funding, or countries with questionable governments may suffer from corruption or other nation-state-related risks that may result in investors rejecting investment propositions from these countries.

Web3 Property Net offers a market-leading, legally compliant, decentralized platform to perform STO's/ NFTs and investment management coupled with a Metaverse game, making a secure, transparent, convenient solution in which to raise funds through tokenization and/or participate in a Virtual Reality property investment portfolio. So, we intend to be truly decentralized and community-driven, thereby allowing anyone easy access to property investment, be they either small or large investors.

Token Name: W3PN

Total Supply: 1,000,000 (1 Billion)

The private sale (AND THE WARCHEST) will be used to fund the liquidity pool in Binance/BNB, its development, and upgrades of the dApp. This also includes talent acquisition, contract development, business expansion, training, and development budget. In addition, the funds will also be dedicated to expanding the Web3 Property Net's brand's awareness, becoming the world's most popular decentralized STO / NFT Metaverse and Real Estate / Property platform dApp for tokenization services. Where appropriate, the Warchest may be utilised to develop property projects as previously described above.

This involves all related marketing activities, including PR, media buying, language coverage, promotion, and education. Finally, a percentage of the funds will be kept as cash reserves to cover unexpected contingencies. Investors can subscribe their interest by

sending an email to info@web3property.net

Allocation.

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Allocation. W3PN

- Team • 17.00%
- Investors • 45.00%
- War Chest • 25.00%
- Airdrop • 1.50%
- Advisors • 1.50%
- Liquidity Pool • 8.00%
- Game App Participants • 2%
- Total • 100%

Roadmap.

Q1 2022

Establish Property Equity Strategies and Principles -Design ICO prototype Website
Recruit some Industry Specialists to create a strong Crypto Expert Team including Crypto legal team etc.

Q2 2022

Raise sufficient Capital via -Angel Investors / pre ICO to finalise Software Plan and finalise the Tokenomics plans. Identify software developers within the Property

Metaverse game.

Launch limited pre-ICO and Property Crowdfunding platform and game marketing campaigns.

Q1 2022

Develop the software Platform necessary to roll out the Crowdfunding NFT Smart Contracts necessary. Appoint Digishares as Software specialists in order to roll out the STO tech requirements.

Appoint Capital markets expert to the W3PN Team.

Identify appropriate NFT technologies for the creative arts (Music and Art etc) purchase and sale of those NFTs.

-Launch ICO.

“Recruit” Partners in the Property industry who have suitable projects already under development and who can enhance sales through the use of Our STO technologies.

Q2 2022

Continuation of ICO Launch further fundraising via Crypto fundraising methodologies -

Further specialisation of STO technology enhancement.

Expand expertise both within PEN as well as recruitment of outside Team consultants/Experts.

Q1 2023

Continue with refinement of all services.

Strategic re-evaluation and determination of new strategic avenues/marketing initiatives.

Commence and start to

Develop First Crowdfunded Ring Fenced Property with a very strong bias on Sustainability.

Q4 2023

Strategic evaluation of all activities and determination of new strategies to be implemented .

Q2 2023

Develop Strategic Partnerships with Real Estate/Property professionals. Continue to Develop -Investment Projects with Strategic Alliances and Partners.

Q3 2023

Continue ongoing development of all activities including Property Equity Game incorporating Advertising revenues etc.

Assess ways in which to expand the Game and Crowdfund investment platform throughout the World as each Country will need to have specific software and Legal etc.