

WORK TOGETHER →
→ BUILD YOUR WEALTH



the first **native** Metaverse
real estate investment trust.

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01 | Summary

Historically, real estate has been one of the better performing asset types for investors. Over the long term, owning real estate provides a number of benefits over other types of investments, such as stocks and bonds. Investments in Real Estate and Real Estate-based financial instruments often generate stable cash flow and the opportunity to create passive income, an improvable asset that may rise in value, and a wide range of advantages around leverage.

Real estate investments have remained essentially unchanged for the last 120 years. Property managements have been plagued by inefficiencies caused by inadequate procedures and out-of-date technology, as well as the use of several middlemen. In the past, market participants had no choice but to put up with the burdensome laws and procedures involved with real estate investments because they had no alternative to going through the hard process.

Now real estate administration and management will be able to significantly enhance efficiency, cost, exploitation and liquidity in the real estate sector thanks to the evolution in the digital space called the **Metaverse**. Here at Metopia, we see this as a tremendous opportunity. Real Estate investments has many inefficiencies, and Metopia is working to address them using blockchain technology.

02 | Metaverse

Think of a scenario in which the actual world and the virtual world collide to form a single, interconnected universe. This is about bringing the internet to life, if you will, or at least portraying it in 3D, a type of virtual world that you can really walk about in – instead of just gazing at it on a screen. To put it another way, it's like a vast network of linked virtual worlds where you may interact with other people, do business, or just have fun.

In the evolutonal chronology of the world wide web, metaverse is the version 3.0. It's not a new internet, but rather a new way of interacting with the internet. In the Metaverse, our interaction with the environment will be much closer to that of the real world, except without the limitations of real world boundaries such as physics and biology. This paves way for the opportunity to create unique experiences enjoyable only within the realm of the Metaverse.

To that extent, the Metaverse eliminates all unnecessary middlemen involved in traditional real estate commerce, allowing users to connect with one another from anywhere on the globe, at any time. For companies, this means finding new methods to promote products online to diversify longterm cash flow as governments expect more pandemic limitations and an economic downturn.

Image: Metaverse Imagined, Pulla Studio

03 | Our Purpose

By providing a simple, quick, secure, and internationally syndicated real estate management platform, Metopia aims to increase the efficiency and liquidity of digital real estate markets. As a result, Metopia will provide the most fluid and practical digital functionality for capital raising, asset governance, brand marketing, investor management, and hosting services – all in one system.

Digital operations and 24/7 asset liquidity enabled by digitized ownership and direct market development provide a clear road to a new frontier of capital in real estate via the use of Metopia technology, a platform that modernizes the traditional real estate investing process and that will enable the succession of the ultimate business environment – the Metopia Metaverse.

04 | Existing Conditions

Technology-driven innovations may have a significant influence on property investment if they are implemented in the right way. There have been high advertising costs and limited options for advertising market participants such as marketers and brand developers because of geo-locational limitations and organizational costs, where a customer had to travel to New York City to see a Times Square Billboard and advertiser was forced to hire multiple parties to complete their promotional vision and advertisement arrangement. A lack of product discovery and an unreactive market - both are consequences of the ineffectiveness of the promotional process, which is infamously sluggish, illiquid, and difficult to access for unknown brands.

In contrast to other kinds of trade, real estate asset investment management is lagging far behind. There are no defined procedures for digital real estate administration, save from those old real-world ways that are vertically integrated, which prevents technology integration and permits a succession of expensive intermediaries. The usage of digital assets may help standardize the correct technology and methods.

05 | Market Opportunity

Assets such as real estate are critical to a well-rounded portfolio because of the higher risk-adjusted returns they provide in comparison to other types of publicly listed securities. The attractiveness of real estate as an investment comes from the combination of the passive income it provides and historically good inflation adjusted appreciation rates. Contrary to popular belief and despite its many advantages, real estate remains out of reach for most ordinary investors.

As of today, investing in real estate involves substantial wealth, expertise in real estate management, or connections in the sector. Investors with investable funds, but a lack of market expertise or a network, may now have access to the global real estate market via the use of tokenized estates in digital environment. Investors are clamoring for a means to connect to real estate that is low-risk, secure, and free from geographical restrictions. Because of this, blockchain-based real estate management solutions like Metopia have never been more relevant.

06 | Our Solution

The Metopia Application is a system that takes advantage of technology to facilitate investments, advertising, and the management of real estate in a digital environment. With the use of Metopias technology, we intend to improve the administration of digital real estate by making the process more effective and lucrative for all parties involved, including investors as well as businesses that are establishing brands.

In spite of the fact that the new technology has its advantages, the introduction of the metaverse introduces a number of new obstacles and procedures into a sector that is traditionally reluctant to change. Metopia is an application that creates a user-friendly system for investing in and utilizing digital assets. It is a solution designed specifically for stability and efficiency in profiting from multiple metaverse projects, a native marketplace, and partnerships.

07 | Application

Metopia provides investors with access to a growing selection of unique digital real estate assets that have been hand-picked by specialists in the field of metaverse investment management. We seek high ROI investment, development, advertising, and hosting opportunities in the Web3 operational environment, metaverse platforms and assets, real estate services, other Web3-related businesses, as well as related operations and services businesses that provide excellent risk-adjusted total returns.



08 | Marketplace

By introducing the Marketplace, Metopia moves closer to offering a fully functional solution for businesses to advertise in the digital world, rent and purchase properties for commerce, and organise events/parties on virtual land.

Multiple properties are available to rent for a limited period of time on the marketplace. Advertisers may submit an application for ad space and potentially generate revenue from their ads by attracting engaged early adopter type consumers.

For a company to effectively begin an advertising campaign, the advertiser must first submit the relevant information for a review. Metopia will get in touch with an advertiser through email once a validation check has been completed and will provide required support for a campaign launch and design. With the final version of the marketplace, legitimate businesses will have greater variety of marketing and property possibilities to meet their specific requirements.

AD TYPES → **CURRENTLY AVAILABLE**



BILLBOARDS
Similar to banner ads, billboards provide display imagery to attract attention



DEDICATED AREAS
Here brands offer their own items without market competition

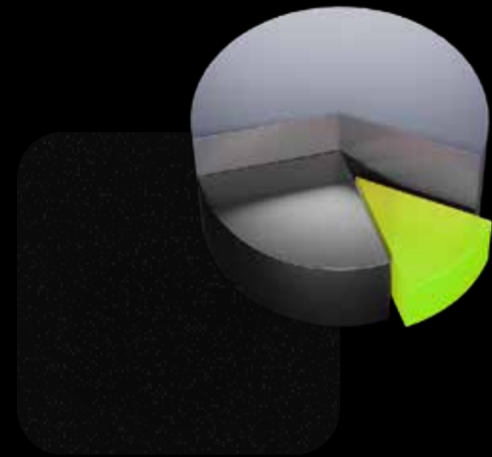


EVENT SPOTS
In person interactions with a brand that increase brand trustworthiness and connection



BRANDED NFTS
Order and create your own brand Metaverse wearable for continuous exposure

09 | Qualification



ANALYSIS

Long-term viability of the business model and the tokenomics of the project

In-depth assessment of platform mechanism and examination of the primary community

Performance and value evaluation of the platform from a financial perspective

Comprehensive analysis of the knowledge and abilities possessed by the project team



ESTIMATION

Projection of potential advertising and hosting income

Calculation of future asset value in a specific interval

Identification of any potential increases in asset value

Demand forecasting based on active industry developments

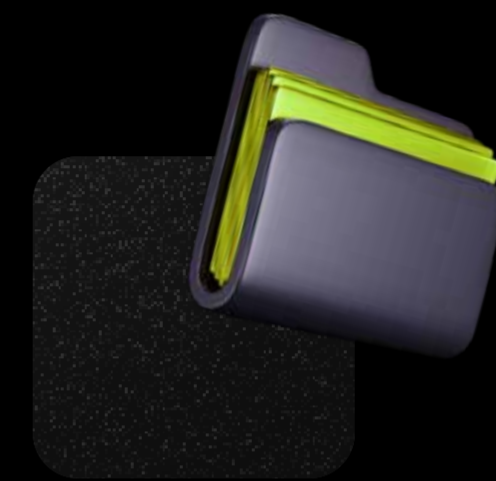


INITIATION

Communication between the owners of assets and the architects of the platform

Process will involve a large number of due diligence meetings with major investors as well as a collaborative audit of the metaverse project

Metopia's acquired metaverse property Art Module and NFT designing.



HANDLING

Leasing and selling of Metopias existing assets

Expansion of partnerships with important strategic collaborators

Coordination and hosting management of metaverse related events

Support for the Metopia Brand in Marketing and Public Relations

10 | Metopia Economics

Metopias strategy is focused on the resilience of its operational income profile through retaining and securing strong, financially robust clientele on affordable prices for Metopia services, and executing asset business plans to drive long-term value and customer demand.

Metopia delivers a continuous and sustainable investment return through an autonomous, easy-to-use system with improved connectivity, transactional efficiency and exceptional security – thereby

enhancing fund transactional volume and overall value of managed funds. Investment return or direct return, measures the income receivable in relation to the capital employed over a 24 hour period.

With respect to initial financing round (1.6m), Metopias investment return is defined by the formula below.

$$IR = \frac{DI \times 0.5}{(CV + CE \times 0.5)}$$

ABBREVIATIONS

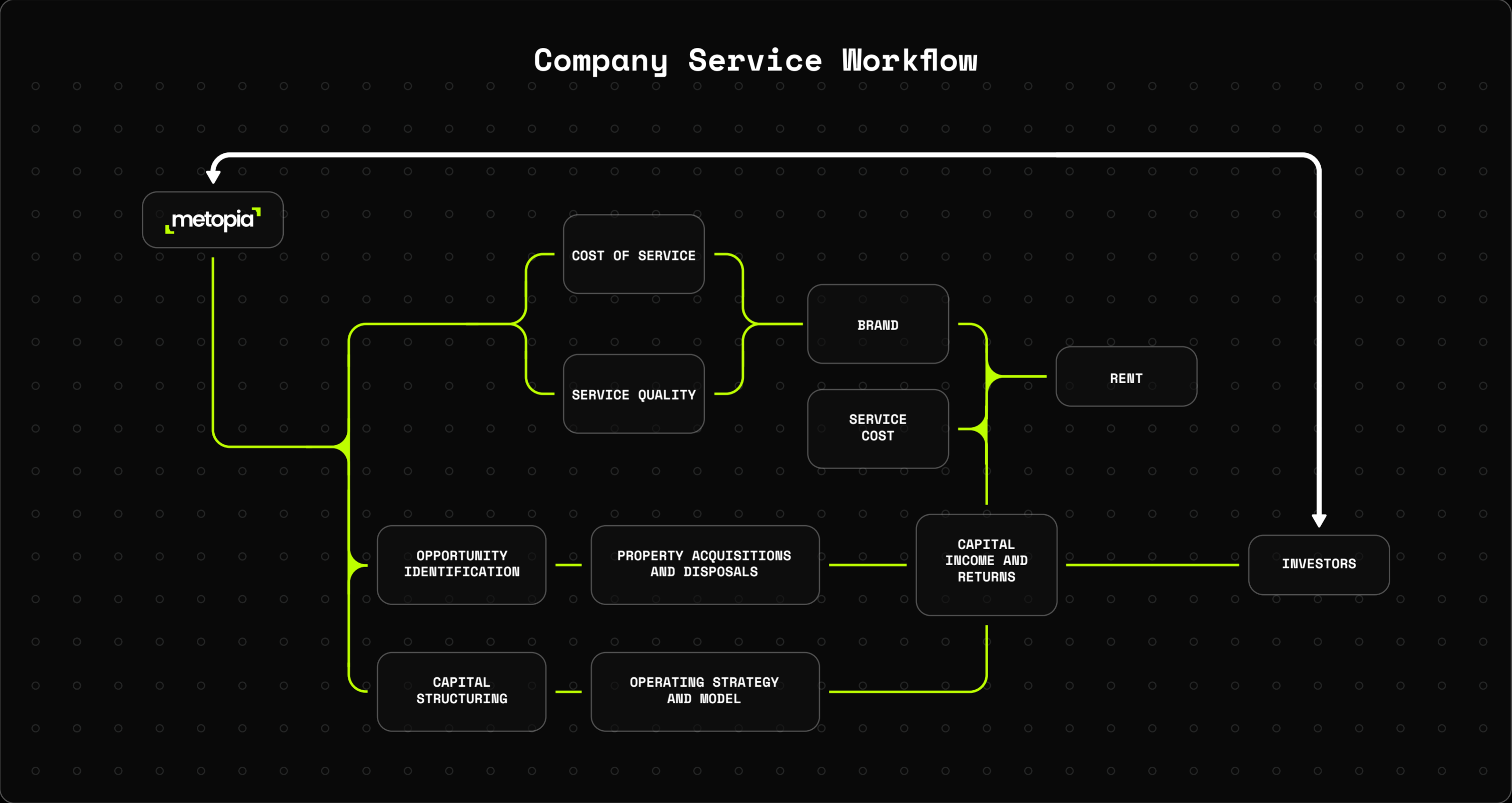
DI - Daily Income

IR- Investment Return

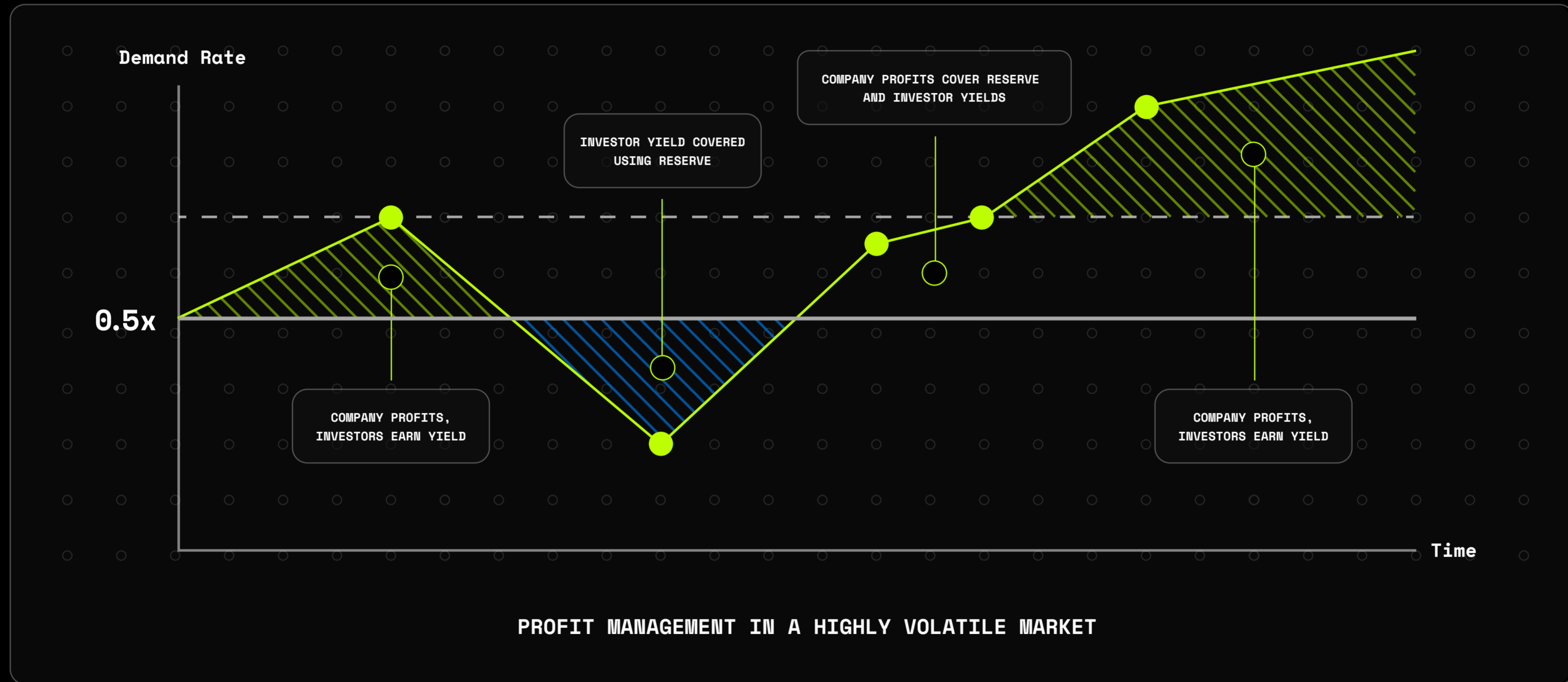
CV - Capital Value

CE - Capital Expenditure

10 | Metopia Economics | continued



10 | Metopia Economics



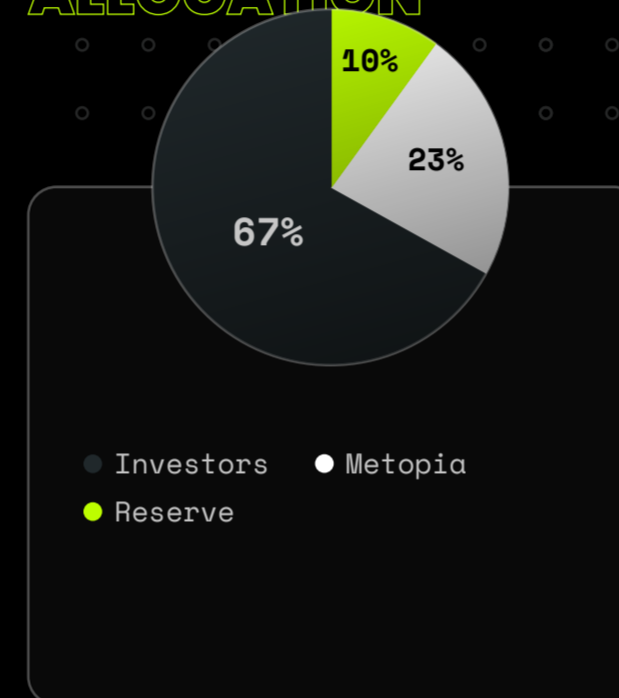
10 | Metopia Economics | continued

Responsible investment is integral to Metopias investment philosophy and approach to ongoing asset management. It is embedded into the life cycle of each asset. Our investors, partners and advertisers all together significantly impact the positive expansion of Metopia in the Metaverse, as well as the technical improvement of our application. We believe that by understanding and managing the impact of these considerations we can generate better long-term returns through adding value and enhancing income sources, while contributing to our brand partner/advertiser business performance and creating tangible benefits for the communities of said companies.

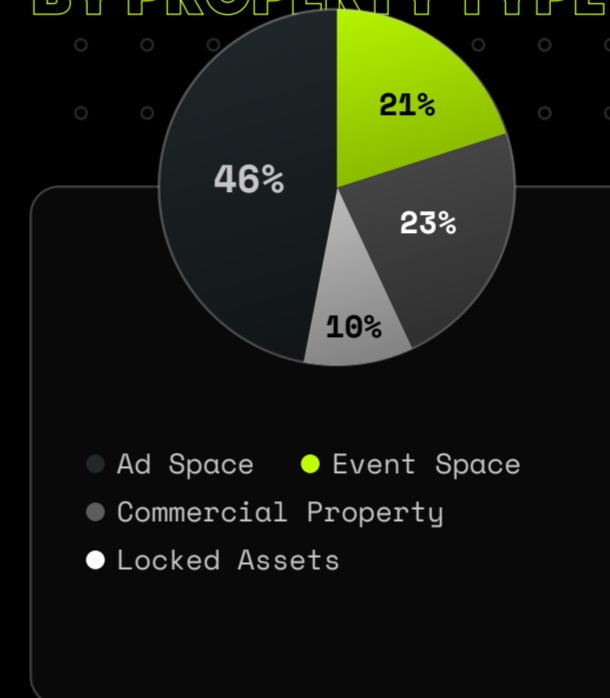
Prudent liquidity management remains a central focus for Metopia. We have a range of liquidity management options available to meet market conditions, demand, the proceeds of sales and marketing. Metopia continues to maintain a robust liquidity position, meaning the we are well positioned to reinvest into the market ahead of an economic recovery.

Following Metopias initial financing round, we have been proactive in securing multiple profit channels in order to continue increasing stability. In addition, a revised fund management fee structure was recently imposed in Q2 2022, that is contributed to the fund reserve.

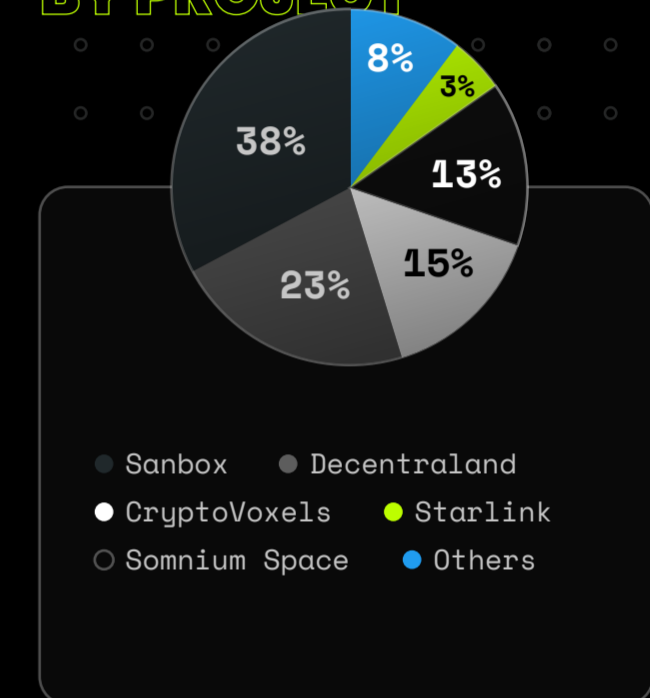
PROFIT ALLOCATION



DISTRIBUTION BY PROPERTY TYPE



DISTRIBUTION BY PROJECT



$$TF = \frac{(50 - (ME \times 6))}{100}, \text{ WHERE } 0 < ME \leq 4$$

$$TF = 26\%, \text{ WHERE } 4 < ME$$

ABBREVIATIONS

TF - Termination Fee

ME - Months Elapsed

11 | Tokenomics

Launch: TBA

The development of Metopia's economy is undergoing a slow but calculated period of growth under the watchful eye of our Team. We are actively working on deploying an economy that seamlessly combines Metopia's Application user experience within a blockchain framework, and creates a complete real-time simulation of Metopia's Metaverse economy by extending current economics of the company to the virtual environment.

Upon the release of the finalized version of the Metopias Marketplace, the Metopia Token (\$MTPT) will be made available for public use in purchasing exclusive digital goods, real estate, as well as marketing campaigns conducted via the Metopia App.

Metopia Token will also provide certain utilities in the planned Metopia Metaverse. There are many ways in which users will be able to earn \$MTPT that include, but are not limited to: buying and selling Metopia developed digital assets and goods provided by businesses in the Metopia Metaverse; lending Metopia Metaverse land to business owners; and creating B2B Smart Contract deals. Additionally, liquidity providers on the cryptocurrency exchanges can collect fees from each transaction made in the Metopia Metaverse.

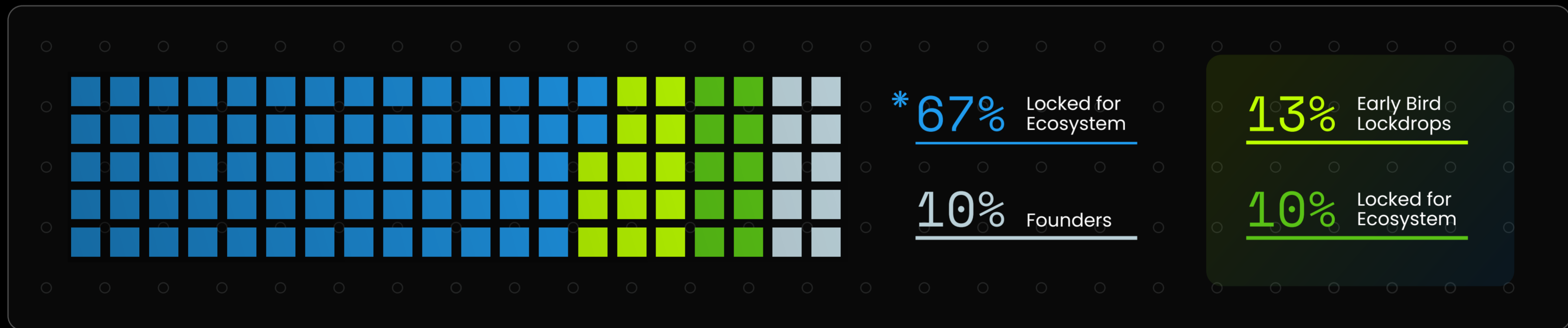
11 | Metopia Tokenomics | continued

Since the Metopia Token will be required for crucial metaverse components, such as property ownership, users will often find themselves either earning the Metopia Token in the Metaverse, or outright buying the token directly from the exchanges.

Metopia Token (\$MTPT) has a fixed supply of 1,000,000,000 tokens. The token network and Smart Contract code will remain undisclosed

until the token is officially launched on exchanges in order to prevent impersonation or other potential malicious activity from 3rd parties.

As mentioned above, Metopia current business model will be used in digital environment that also includes the Metopia Token (\$MTPT).



* Percentage may vary depending on the amount of early contributions made. If the total amount of tokens accumulated by early contributors is higher than 130,000,000 MTPT (13%), additional tokens will be unlocked from Metopia Metaverse Fund which means that the % Locked in the Fund would be lower. In an event of Metopia not reaching the target contribution value, the remaining tokens of Early Contributor share will be unlocked to the general public via token pre-sale. For example, if the total amount of tokens accumulated during investment period is 90,000,000 MTPT (9% out of designated 13%) the pre-sale amount would be 40,000,000 MTPT (4%).

12 | Metopia Metaverse

With its utility token system and smart contract synchronisation, the Metopia Metaverse will be the first real metaverse to enable decentralisation, commerce, and a Business-to-Business (B2B) environment. A network of companies and individuals working together to improve the business world and create new opportunities for networking.

Our metaverse will be self-learning and bias-free; it will adapt to the needs of its users and provide cutting-edge services via the blockchain. The Metopia Metaverse, powered by an active entrepreneur community and enabled by cutting-edge technology, will ensure that everyone has access to the transformative power of the Web3 through Metopia Token and Smart Contracts for more secure and hassle free deals.

Companies, DAOs, investors, and networkers of all stripes are sincerely invited to join us in creating the future. Our mission is to open up the world for everyone from complete newcomers to professional groups, corporations, and their representatives. Every business owner values a strong network. We aim to connect entrepreneurs and company reps from all around the globe, and empower them to fully leverage the resources their companies can provide.

Metopia Metaverse's and tokens true economic value is generated by a self-sustaining, symbiotic ecosystem of creators, entrepreneurs, investors, employees, consumers, and sellers. Our economy is designed around existing businesses, and it is underpinned by blockchain technology and a functioning economic system, which together make possible complete decentralisation, trade, and leisure activities.

We aim to provide our users with actionable, transformative solutions that help bring people together across technological divides. This way, more people will be able to join in and help construct, take advantage of, and ultimately shape the Metopia Metaverse.

WEB3's answer to LinkedIn

To achieve our mission of providing exceptional technology resources, we are committed to creating an environment where all those who run legitimate businesses may explore, grow, and develop along with us. In fact, the only people who will be able to access the Metopia Metaverse will have to provide documented proof of existing company or DAO.

As Metopia matures, offices, venues and stores will be the first Metopia Metaverse digital assets purchasable in the Marketplace.

Metaverse development will be a gradual process as we believe that projects economy will be more effective and efficient if the team first manages the project in a more centralized manner and uses current version of the app as a launchpad for the future development of the company.

OFFICES

If a user decides to join Metopia Metaverse and conduct company's business operations online, they can purchase or rent an office from already existing owners to have real-world company meeting in a digital environment.

VENUES

This asset will allow users who own Venues, host digital expo's, major online conferences, product launch announcements and much more.

STORES

Businesses who run B2B online shopping platforms are welcome to sell their products directly in the Metaverse allowing their clients to order the products with Metopia Token (\$MTPT).

12 | Partners



12 | Operational Space



... AND MORE COMING

13 | Metopia in The Metaverse



Decentraland

"Dr. Strange: Multiverse" trailer reveal promotional event.



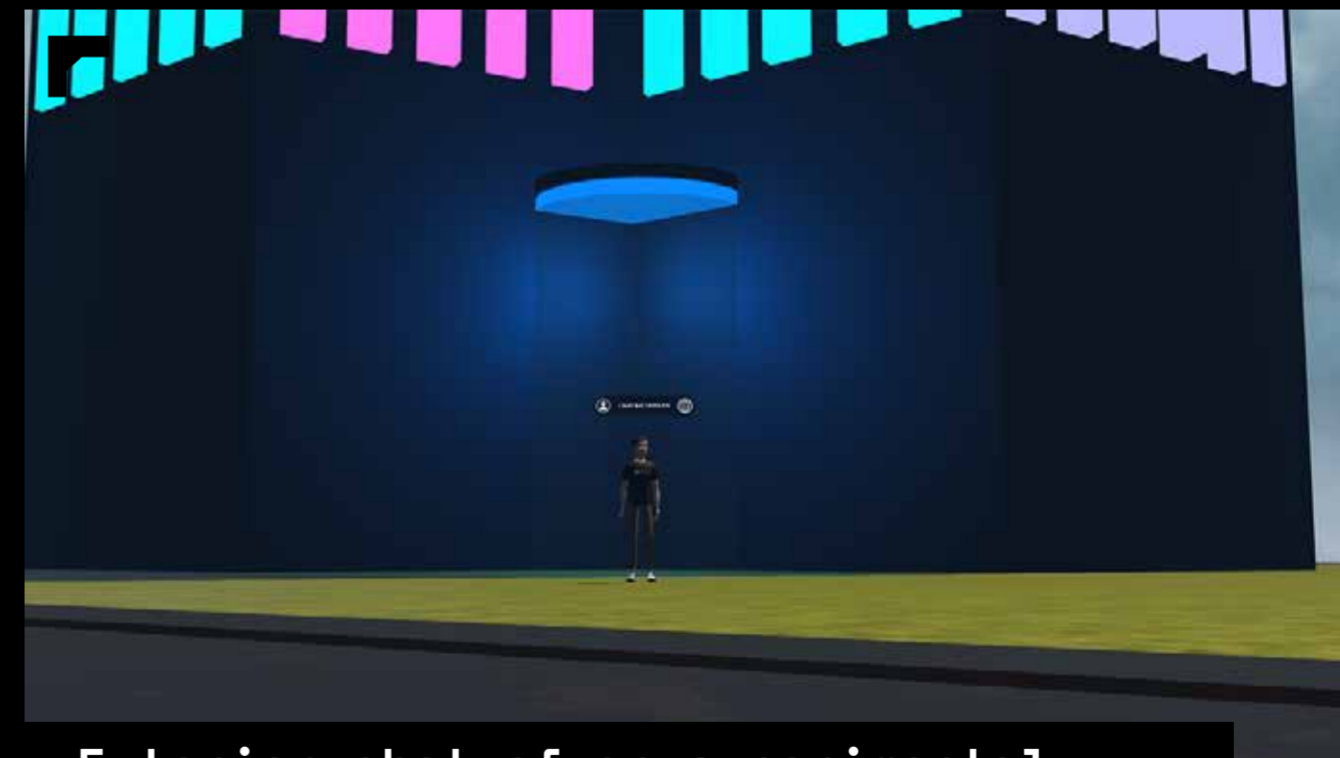
SOMNIUM SPACE

Various ad banners placed on a partner NFT gallery location



Decentraland

Advertising banners for game provider "Steam" on virtual property



Decentraland

Exterior shot of an experimental virtual night club in Somnium Space



14 | Legal Disclaimer

Metopia has made every attempt to ensure the accuracy and reliability of the information provided in this whitepaper. Certain information contained herein constitutes “forward-looking statements,” which can be identified by future dates or the use of terms such as “may,” “will,” “should,” “could,” “would,” “potential,” “continue,” “expects,” “anticipates,” “projects,” “future,” “targets,” “intends,” “plans,” “believes,” (or the negatives thereof) or other variations thereon or comparable terminology.

Forward-looking statements are subject to a number of risks and uncertainties, some of which are beyond the control of the author or his/her employer MV Real Estate Ltd. Actual results, dates, perfor-




mance, prospects or opportunities could differ materially from those expressed in or implied by the forward-looking statements. The forward-looking events discussed in this Presentation may not occur.

Metopia undertakes no obligation to update or revise any forward-looking statements, whether as a result of new information, future events or otherwise. Nothing in this article should be construed as a recommendation to buy, sell, or hold any investment or security or to engage in any investment strategy or transaction. Past performance does not guarantee future results.



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