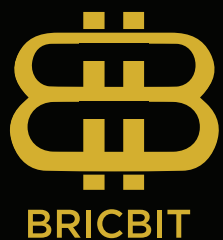


BRICBIT

*SUSTAINED GROWTH UNPRECEDENTED RESILIENCE*



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***“BRICBIT IS THE FIRST DECENTRALIZED PROPERTY ECONOMY,  
ALLOWING EVERYONE AROUND THE WORLD TO OWN LONDON  
PROPERTY IN A WAY NEVER SEEN BEFORE.”***

Dear Investor,

On behalf of the Founders of BRICBIT, it is our pleasure to present this White Paper to you. The Issue of coins in BRICBIT under this White Paper provides interested parties with the opportunity to invest in this new and exciting cryptocurrency and subsequent individual property and real estate assets. BRICBIT launches via its' Pre-ICO on March 1st and represents a unique opportunity.

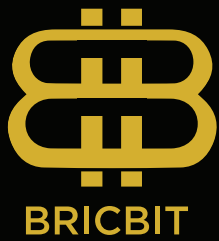
As well as utilising and enhancing all the current and future capabilities of cryptocurrency and blockchain technology; BRICBIT's core asset-backed activity is the sourcing, purchasing, development and management of residential property in Greater London for the benefit of our owners, which will enhance both investors and BRICBIT's financial future.

BRICBIT's strategy is to source and purchase established properties within defined areas of Greater London which can generate capital returns on investment for our owners.

Furthermore and importantly, BRICBIT properties will be held in a tax efficient 'off-shore' jurisdiction. We look forward to welcoming you as an owner of BRICBIT.

A stylized, handwritten signature in white ink, likely belonging to James Hare, the founder of BRICBIT. The signature is fluid and cursive, with a prominent 'J' and 'H'.

James Hare - Founder BRICBIT



## BRICBIT - WELCOME TO THE FUTURE OF PROPERTY INVESTMENT

- Chelsea
- Mayfair
- Knightsbridge
- Westminster
- Kensington
- Fulham
- Putney
- Wimbledon
- Belgravia
- St. John's Wood
- Notting Hill
- Marylebone

Everyone would like to own a property in London; after all, it is regarded as the most robust property market in the World.

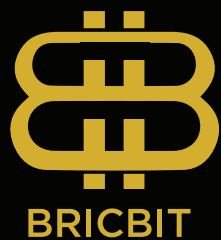
Investors see London property as a safe haven, a protector of wealth.

When global financial markets were crashing in late 2008, with stocks markets down by 40% and more, London property remained incredibly resilient, many properties avoiding any downside.

Since March 2009, central London property has seen capital growth nearing 80% and is now, once again reaching record highs.

The London property market is one of the most dynamic in the world, and represents a great investment opportunity, but is currently inaccessible for 99% of the world's population.

**BRICBIT MAKES LONDON PROPERTY INVESTMENT AVAILABLE TO EVERYONE...  
WORLDWIDE!**



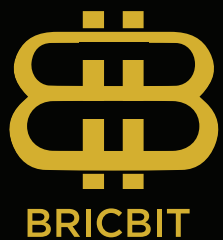
## TURNING PROPERTY NIGHTMARES INTO PROSPEROUS DREAMS

Most people who have bought an investment property can tell many stories about the challenges of being a landlord, particularly if they live in another time zone.

If you buy property, where do you buy? How well do you know the area? Who is the best agent? How can you compare the performance of agents? How much paperwork is involved? Who will manage the property? How much will it cost? What happens when the boiler breaks or the tenant accidentally leaves on the gas? Your phone rings in the middle of the night, the tenant is furious about this or demands that? The list goes on and on... With BRICBIT there is a big difference.

In short, BRICBIT gives you the best property investment, structured and managed on your behalf by our highly respected specialist team.

**You, as an owner of BRICBIT; sit back, relax and benefit from exceptional and sustained capital growth with none of the downside.**

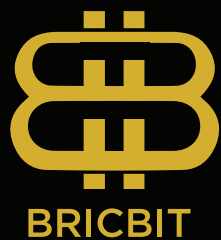


## BRICBIT – YOUR INVESTMENT HOUSE

- **BRICBIT** is tax-free, fully asset-protected and will deliver exceptional and sustainable growth.
- **BRICBIT** issue price is US\$0.02 (US\$2 cents) with pre-sale and Initial Coin Offering ('ICO') bonuses.
- **BRICBIT** offers a guaranteed 10% annual return to its Coin Owners.
- **BRICBIT** will enable the significant upside benefits of liquidity from a cryptocurrency, matched with London property investment; whilst protecting its Owners from any downside.
- **BRICBIT** will employ leverage, dramatically increasing buying power and immediately increasing its value day one.
- **BRICBIT's** secure blockchain technology allows fractional ownership of a World-class property portfolio which changes hands via the change of ownership of BRICBIT by either peer to peer transactions or via cryptocurrency exchanges; thereby avoiding all traditional legal costs.
- **BRICBIT's** blockchain will provide valuable anonymity and, in some cases, outright property ownership.
- **BRICBIT** means investing into London property has never been so easy.

**BRICBIT IS THE FUTURE OF PROPERTY INVESTMENT AND WEALTH CREATION**





## WHY HAS PRIME GREATER LONDON BEEN CHOSEN AS THE LOCATION FOR ASSET-BACKED INVESTMENT?

An analysis of the historic rates of capital uplift in residential properties within Prime Greater London reveals that there has been a 100% increase circa every 10 years since 1952. We have selected Prime Greater London as our initial target area as this location has significantly outperformed any other areas within the United Kingdom. Prime Greater London has also offered a high level of capital preservation as documented in recent times.

Investment within property always predicates a medium to long-term view. Defined, value driven strategies have been established, that deliver sustained growth and unprecedented resilience.

The Founders of BRICBIT look forward to offering London property ownership, coupled with our proven track record, to a Worldwide audience. This product offers investors greater capital preservation by investing in London.

Simply put, London is the most resilient and documented property market in the World and BRICBIT makes it accessible for people in every part of the World.

## THE RIGHT MARKET

*“In these times of uncertainty in both financial and currency markets, property, and certainly central London Property is Europe’s new investment bank.”*

Chesterton Humberts quoted in The Telegraph, national British newspaper.

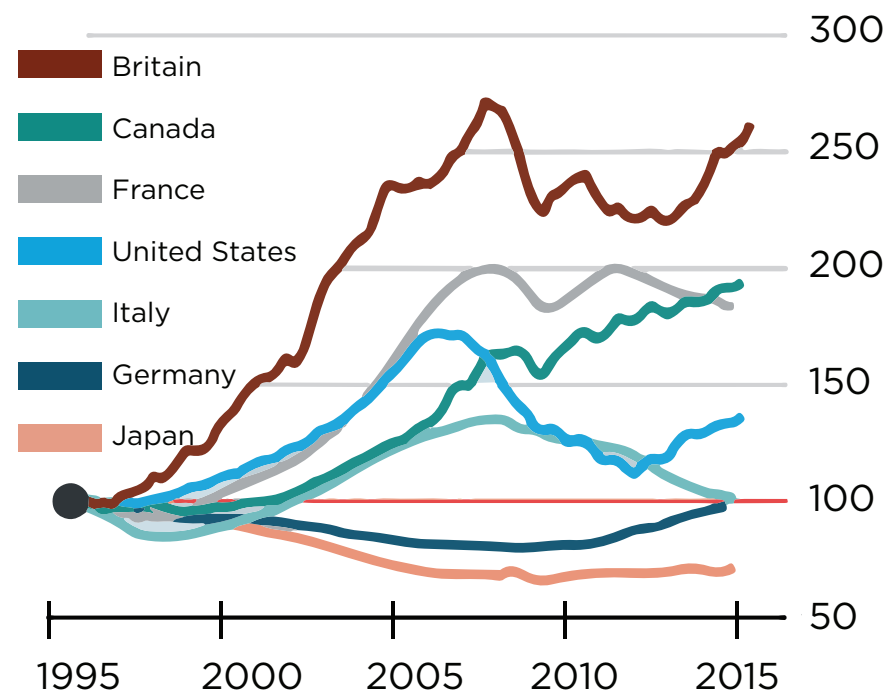
Supply remains restricted due to low levels of properties being offered to the market and the difficulties faced by developers.

The ongoing supply and demand imbalance means that London will be fundamentally insulated from the market weakness which the rest of the country may be facing.

The population of London is expected to grow significantly over the coming years (over 1 million or more by 2030) through a combination of internal and external factors, such as inward migration.

### Storming ahead

Real house prices 1995 = 100



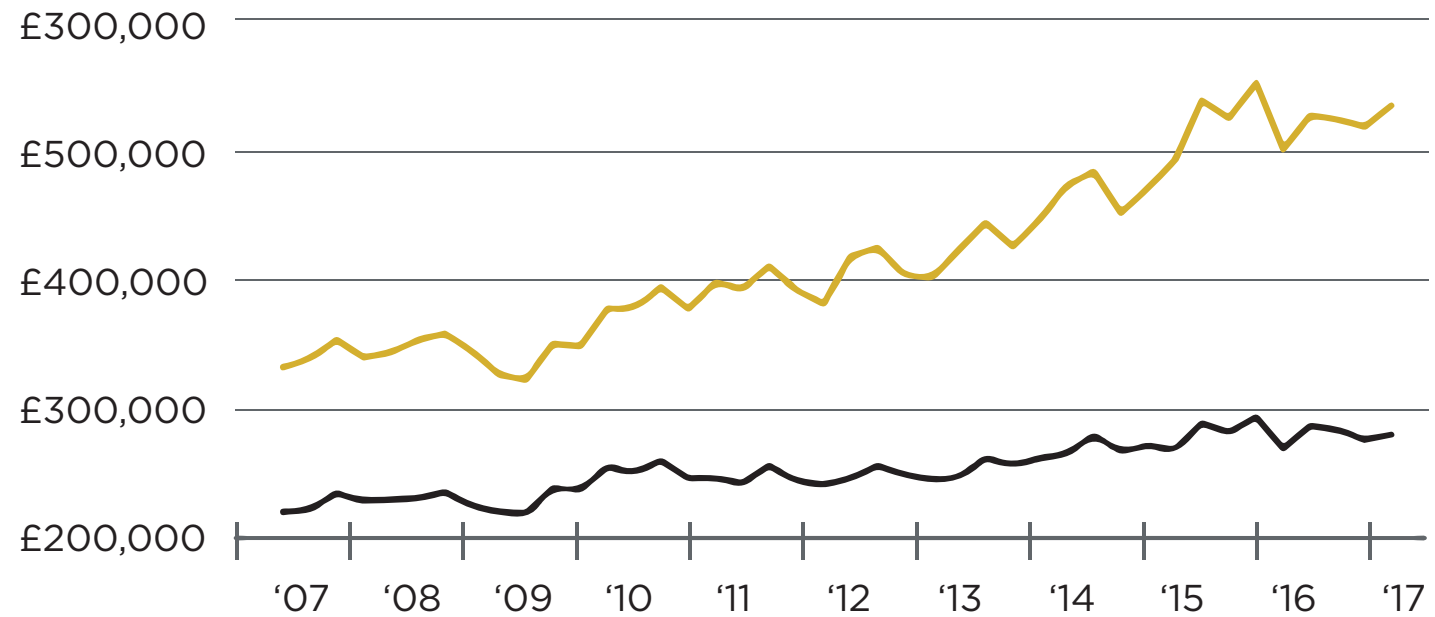
Sources : OECD; Standard & Poors;  
National statistics; The Economist

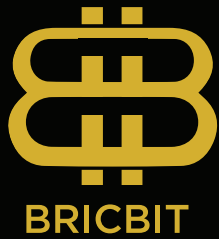


## THE RIGHT MARKET

### Quarterly house prices

■ UK average house price   ■ London average house price





## THE RIGHT OPPORTUNITY

*“The London housing market offers sustained growth and is very resilient, it is these factors that make property such a great place for people to put their money.”*

James Hare, BRICBIT

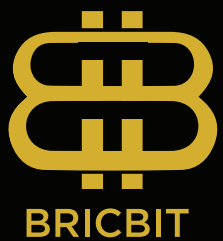
*“For overseas investors, the UK is seen as a stable country, both politically and economically, so they see property as a safe investment, particularly in prime London locations.”* Property Talk

*“London’s undiminished standing as a world-class city continues to boost overseas investment into its prime residential assets.”* Savills Research

*“London is said to be particularly attractive to the global investor because of its accessibility, stability, and the global standing of its financial institutions.”* Economic Times

*“Residential investment sector comes of age.”* Savills

*“There is only a finite supply of houses in the capital and only a minute proportion of new stock is being built as houses. This rarity value will underpin values.”* Savills Prime London Residential Market Report



## EXECUTIVE SUMMARY

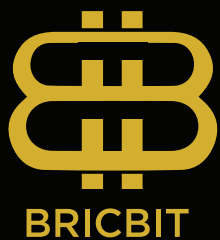
BRICBIT is the exciting unification of a new cryptocurrency with an innovative 'tax-free' property investment platform.

Built on Ethereum Blockchain technology, BRICBIT disrupts the traditional property investment market and empowers the crypto community to join the next generation of property investors. Utilising BRICBIT, investors will be able to buy stakes in Greater London residential properties and benefit from great investment returns and rewards. Significantly, by securing the best 'off market' properties and employing leverage across its' property portfolio, the value of BRICBIT will increase from day one.

BRICBIT will source the best investment opportunities in real estate assets, development companies and property ventures with the capability of increasing its global market. BRICBIT covenant to follow a disciplined acquisition process to include blue chip due diligence coupled with extensive market knowledge and experience.

Through a unique reward structure every BRICBIT owner will benefit from the returns generated from investments, ensuring all interests remain aligned throughout. BRICBIT seeks to reward participants who share our vision, offering an enhanced incentive structure for those who invest.

Established and led by a team of highly experienced real estate professionals and entrepreneurs, BRICBIT will provide a platform for the investment world to access London property in a way never seen before.



## ROAD MAP

### MARCH TO MAY 2018 - LAUNCH

Launching the coin pre-sale, Initial Coin Offering ('ICO') and crowd sale. Issuance of Coins to Owners. Listings on the top exchanges.

### JUNE TO AUGUST - INTEGRATION

Launch of 'BRICBIT Property Platform'. Commencement of property acquisitions in London, United Kingdom. Announcement of each acquired property to the markets. Initial integration of the blockchain system. R&D for wallet and reward system. BRICBIT property platform app development.

### SEPTEMBER - PHASE 1 EXPANSION

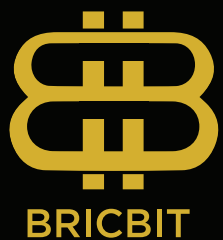
BRICBIT property platform app launch.

### NOVEMBER 2018 - BETA VERSION

Beta version of wallet, exchange and reward system. BRICBIT property platform app expansion

### DECEMBER 2018 - PUBLIC VERSION

Version 1.0 of BRICBIT Property Platform online



## THE BLOCKCHAIN FOR BRICKS AND MORTAR

Blockchain technology is revolutionising the world, both in business and how we interact with each other. Utilising this technology and combining it with a traditional property investment model, BRICBIT is a unique offering that will disrupt conventional thinking in this space.

Property benefits from consistent, low volatility total returns over time, with certain properties providing greater opportunities for growth. In the key property markets of the World, there is sustained domestic and foreign demand, which in turn leads to increased capital values. This is true of London more than any other city in the World.

BRICBIT will offer direct exposure to the London market. Through acquisition of physical property, BRICBIT, as a currency, will be backed by a hard asset class. BRICBIT opens the door to anyone to own property at any level. Whether you buy one BRICBIT or lots of BRICBIT, everyone can now own London property. BRICBIT combines blockchain technology with a truly cross border effect, bringing people into the new world of cryptocurrency by merging it with a centuries old understanding: land and property.

The price of BRICBIT is not the same as its value. BRICBIT's price will be determined by the market in which it trades; by means of supply and demand (buying and selling). It is the ongoing interaction between buyers and sellers trading that determines the specific price of BRICBIT.

However, when determining price, one must also consider the amount that buyers are currently willing to pay for the 'future' value of BRICBIT. In other words, if the market believes the price of something – like BRICBIT or its' property – will increase in the future, they are more likely to pay for it now.

## THE EXECUTIVE TEAM



**James Hare**  
**Founder**

James' expertise and proven track record of over 20 years, gives BRICBIT deep insight into the London property market and its' intrinsic value. James has nearing US\$1bn of transactional experience across the private and public sectors in the UK, Europe and MENA.

James is an innovator and a revolutionary; combining the necessary savvy and relentless passion to successfully deliver in the World of property development, international finance, trading and information technology.



**Mark Gathercole**  
**Co-Founder**

Mark is a fearless, resilient and motivated entrepreneur working hard for his success. Mark is the owner of the construction company Grosvenor; delivering projects for businesses, schools and organizations.

Mark has established successful businesses and forged partnerships in a diverse range of industry sectors including; real estate and cosmetics and beauty. Mark is extremely passionate about entrepreneurship and enjoys sharing what he's learned with others.



## THE EXECUTIVE TEAM



**Nick Way**  
**Advisor**

Nick has over 25 years of experience in the field of property development and acquisition. His career started with development and

investment in the London property market and he has been successfully creating diverse opportunities within the residential sector ever since, fulfilling his passion and lifelong obsession.

Nicholas is the founder of Simple Space, a unique property company set up to deliver private-sector backed development solutions to address the UK's affordable housing crisis.

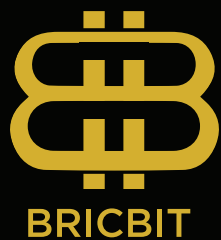


**Mark Robinson**  
**Advisor**

During the 20 years Mark served as a director on the boards of private businesses and companies listed on the London Stock

Exchange, Mark was recognized for numerous awards for his entrepreneurial style and collegiate approach to leadership. His focus is on identifying opportunities and enabling dramatic corporate expansion.

Recently, Mark was an advisor to the Electroneum cryptocurrency team.



## SUMMARY OF THE INITIAL COIN OFFERING

The Company is offering for subscription up to 7,000,000,000 ordinary coins (“BRICBIT”) in the capital of the Currency at an issue price of \$0.02 per BRICBIT and to raise \$126,000,000.

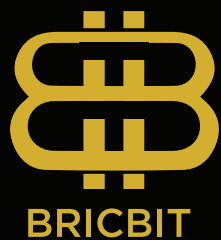
Any third party will not underwrite the Issue. The Issue will raise \$126,000,000 before expenses if all subscriptions are accepted.

The purpose of the issue is to launch BRICBIT as a cryptocurrency and enable its’ highly experienced team to source, purchase, develop and manage residential property in London for the purposes generating owner growth and value.

As a specialised property backed currency, the Founders of BRICBIT remain focused on the best interests of our owners at all times.

**Invest from \$0.02 and have ownership in a London residential property, hassle-free with no further financial obligation.**

**ASSET RETURN: 10% ANNUALLY**



## THE BRICBIT PROPERTY PLATFORM – ‘BRICBIT PROPERTY’

### BRICBIT Property - Objective

BRICBIT Property aims to provide its’ owners with a capital growth return on their investment through investing in residential property in Prime Greater London in a tax efficient manner.

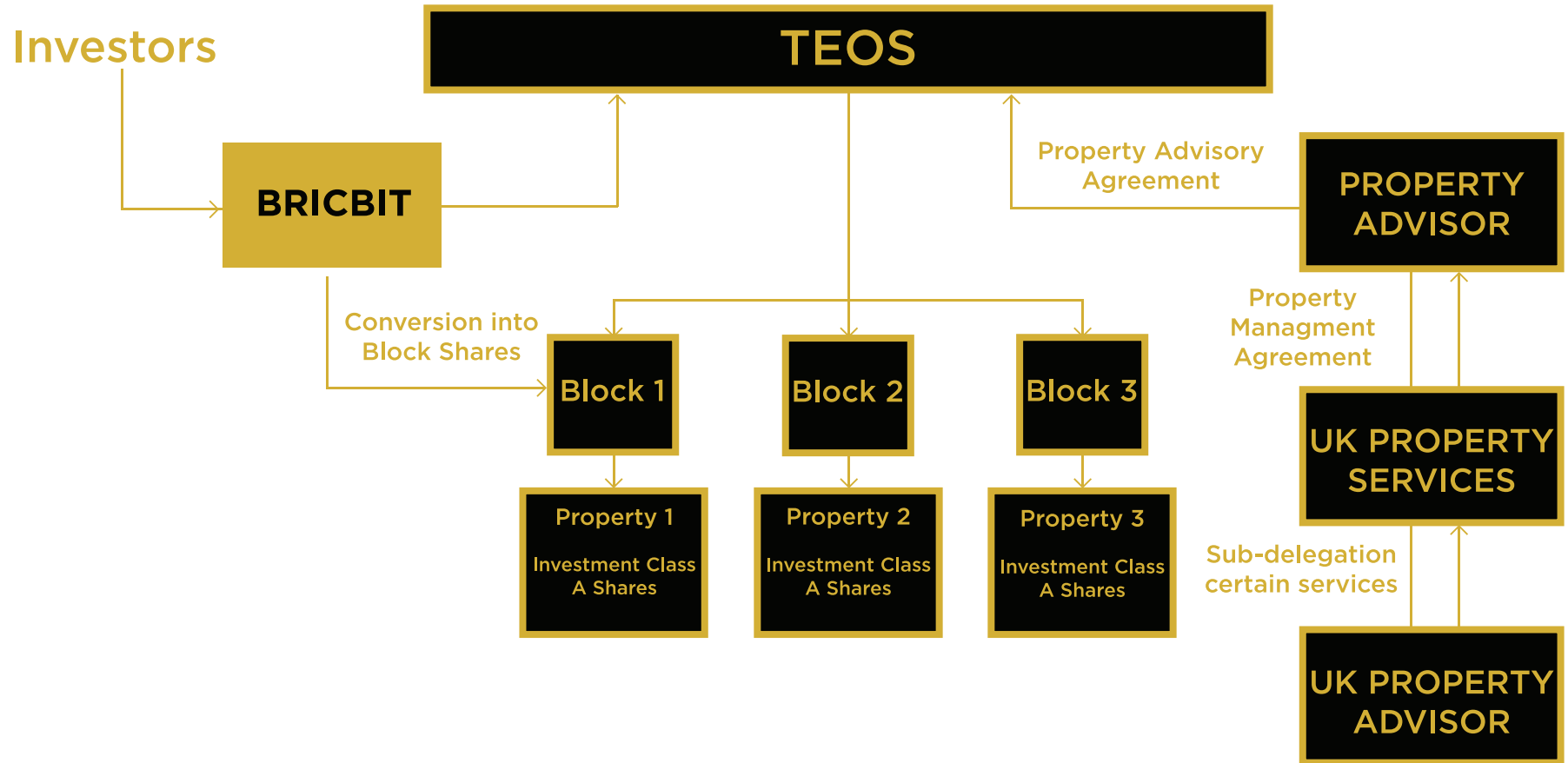
### Overview – How does it work?

Utilising blockchain technology, BRICBIT Property will acquire Prime Greater London residential property to be held in a tax-free structure.

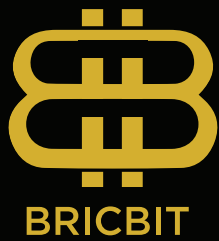
Historically Prime Greater London property has shown significant capital growth and has doubled in value circa every 10 years since 1952.

BRICBIT Property seeks to optimise capital growth of the investment by buying and/or developing Prime Greater London residential property whilst also utilising the tax efficiency of the “off-shore” jurisdiction.

## THE STRUCTURE



## TAX EFFICIENT OFFSHORE STRUCTURE



## ACQUISITION PROCESS

Pursuant to this White Paper, BRICBIT Property's Founders covenant to follow a disciplined acquisition process to include blue chip due diligence coupled with extensive market knowledge and experience.

Once the BRICBIT Property board approve an acquisition target the subject property will then be independently valued.

BRICBIT Property will then use monies raised from its' ICO to fund the purchase of the properties.

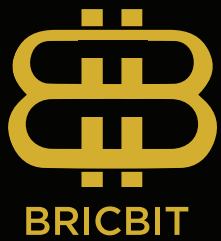
BRICBIT Property has brought together a team of independent experts and professionals to ensure complete transparency and accountability in the handling of the purchase process and subsequent ongoing management.

## PROPERTY MANAGEMENT PROCESS

BRICBIT Property will carry out annual independent property valuations from which the Net Asset Value ('NAV') of the Block Shares will be calculated.

In keeping with BRICBIT Property's desire for transparency and clear reporting, an annual NAV will be published and signed off by independent auditors.

BRICBIT Property manages the property rental and income streams, while our global accounting services group act as BRICBIT Property's qualified auditors.



## ANNUAL VALUATION OF INVESTMENTS

Formal valuations in respect of each property/properties will be actioned annually by the Founders.

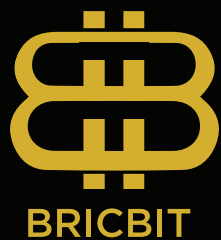
## CAPITAL PRESERVATION

The value of residential property is subject to prevailing market conditions however BRICBIT will ensure that there is a clear and safe strategy for all of its' property investment.

## BRICBIT PROPERTY PLATFORM – KEY POINTS

- Focuses on the best areas in London for residential investment
- Sources the finest London properties, offering maximum capital growth
- Sources its' residential properties and developments via key relationships with many of London's largest landlords and property trust companies
- Handles the complete purchase process from A to Z dealing with agents, applications, due diligence, entire paperwork, conveyance, valuations and survey
- Covers all costs at all times (legal fees, arrangement fees, management fees, maintenance costs, emergency call-out costs, replacement costs, agency fees)
- Buys each property using an offshore, tax efficient company
- Manages and maintains each property, 24 hours a day 7 days a week





## DISCLAIMER

**PLEASE READ THIS DISCLAIMER SECTION CAREFULLY. IF YOU ARE IN ANY DOUBT AS TO THE ACTION YOU SHOULD TAKE, YOU SHOULD CONSULT YOUR LEGAL, FINANCIAL, TAX, OR OTHER PROFESSIONAL ADVISOR(S).**

The information set forth below may not be exhaustive and does not imply any elements of a contractual relationship. While we make every effort to ensure that any material in this whitepaper is accurate and up to date, such as products, services, technical architecture, token distribution, company timelines – such material could be subject to change without notice and in no way constitutes a binding agreement or the provision of professional advice.

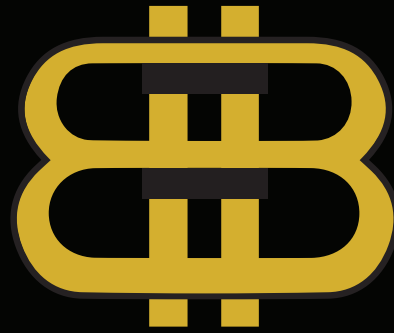
BRICBIT does not guarantee, and accepts no legal liability whatsoever arising from or connected to, the accuracy, reliability, currency, or completeness of any material contained in this whitepaper. Potential Token holders should seek appropriate independent professional advice prior to relying on, or entering any commitment or transaction based on, material published in this whitepaper, which material is purely published for reference purposes alone. Tokens will not be intended to constitute securities in any jurisdiction.

This whitepaper does not constitute a prospectus or offer document of any sort and is not intended to constitute an offer of securities or a solicitation for investment in securities in any jurisdiction. BRICBIT does not provide any opinion on any advice to purchase, sell, or otherwise transact with Tokens and the fact of presentation of this whitepaper shall not form the basis of, or be relied upon about, any contract or investment decision. No person is bound to enter any contract or binding legal commitment in relation to the sale and purchase of Tokens, and no cryptocurrency or other form of payment is to be accepted based on this whitepaper.

In addition to the other relevant information set out in this document, the following specific factors should be considered carefully in evaluating whether to make an investment in BRICBIT. If you are in any doubt about the action you should take, you should consult an authorised professional adviser who specialises in advising on acquisition of shares and other securities.

While all material risks currently known to BRICBIT are set out herein, additional risks not currently known to BRICBIT, or that BRICBIT currently believes are not material, may also adversely affect its business, financial condition and result of operations. The risks listed are not intended to be presented in any assumed order of priority.

Potential investors should also take their own tax advice as to the consequences of their owning BRICBIT as well as receiving returns from it. Tax commentary in this document is provided for information only and no representation or warranty, express or implied, is given to Shareholders in any jurisdiction as to the tax consequences of their acquiring, owning or disposing of any BRICBIT and neither BRICBIT or the Founders will be responsible for any tax consequences for any such investor.



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