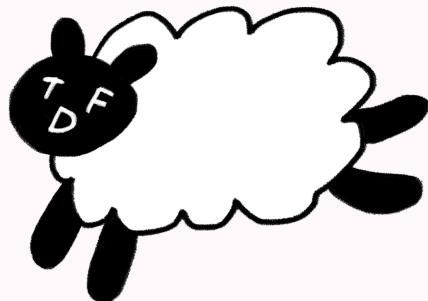


Traditional Dream Factory

Autumn/Winter 2022 - Private Token Sale

Hey y'all dreamers. This document is the official guide to our Autumn/Winter 2022 Private Token Sale. It documents everything that you are getting into. Feel free to reach info@oasa.co with questions.



Thank you so much for building this dream!

Before continuing, please read:

[OASA's Whitepaper](#)

[TDF's Pink Paper](#)

... Only then will dreams make sense ... 

OASA + TDF + ENSEADA SONHADORA

OASA is a non-profit Association in Switzerland that aims to build 12 regenerative co-living and co-housing projects, whilst acquiring 100,000ha of land to regenerate. While doing that, it will be prototyping regenerative and communal ways of living together across the globe. Projects are governed by decentralised and collective governance mechanisms, designed for nature and humans to thrive equally.

Traditional Dream Factory (TDF) is the first OASA project, located in the town of Abela, in Portugal. We bought the land in April 2021 and have been factorising dreams since then. TDF DAO is the governing body that manages the TDF Project.

Enseada Sonhadora SA (Enseada) is a Portuguese company with taxpayer number 516493388, set up in 2021 by TDF Members to run operations on the ground. It has been a vehicle to get funds for the project, and currently has 15 shareholders who have collectively invested €95.000 and will see their shares translate into \$TDF. Enseada will become a subsidiary company of OASA and hold the land titles of the TDF project..

CURRENT FRAMEWORK

ASSETS

Properties, lands and other real estate are acquired by OASA directly or through one or more 100% controlled subsidiary companies or special vehicle companies. In TDF's case, there are two titles - one from the factory/building premises and one from the adjacent land:

- **The factory/building premises** (purple area in Image 1) are owned by Samuel Delesque, who acquired it for €200.000. There is a [Lease with option to buy Agreement between Samuel and Enseada](#), establishing that the latter has an exclusive right to buy the property for a fixed price of €200.000. Once funds are raised through the \$TDF sale, Enseada will acquire the property from Samuel.
- **The land areas around the property**, which are being leased with the option to buy in an agreement between Samuel Delesque and the current Landlords (Maria-Fernanda Raposo Simoes & family). The lease writes that whilst the full property (green and yellow area in Image 1) is being paid we can start regenerating a 5ha parcel (yellow area in Image 1) and use it for recreational purposes. Currently, there is a monthly rent of €500 that is being discounted from the total price of €550.000.



Figure 1: Traditional Dream Factory Map

\$TDF Utility

\$TDF tokens can be redeemed for yearly nights stays at cost at TDF, with accommodation types ranging from 1-5 \$TDF Tokens per night.

Example uses:

Jenny buys 180 \$TDF Tokens at 320€ per token, for 57.600€. She can stay 90 days (3 months) in a Private Suite each year at the cost of utility fees. She can do this every year for as long as she holds the tokens.

FUNDING ROUNDS

The estimated cost of the entire project as in the [Cost Estimate](#) is about €3.700.000 - including land purchase, legal costs, architecture plans, construction team, building materials and more.



- **Round 1: Nov 22 - March 2023**

Goal: raise €1,251,973.78 with 4380 \$TDF being sold.

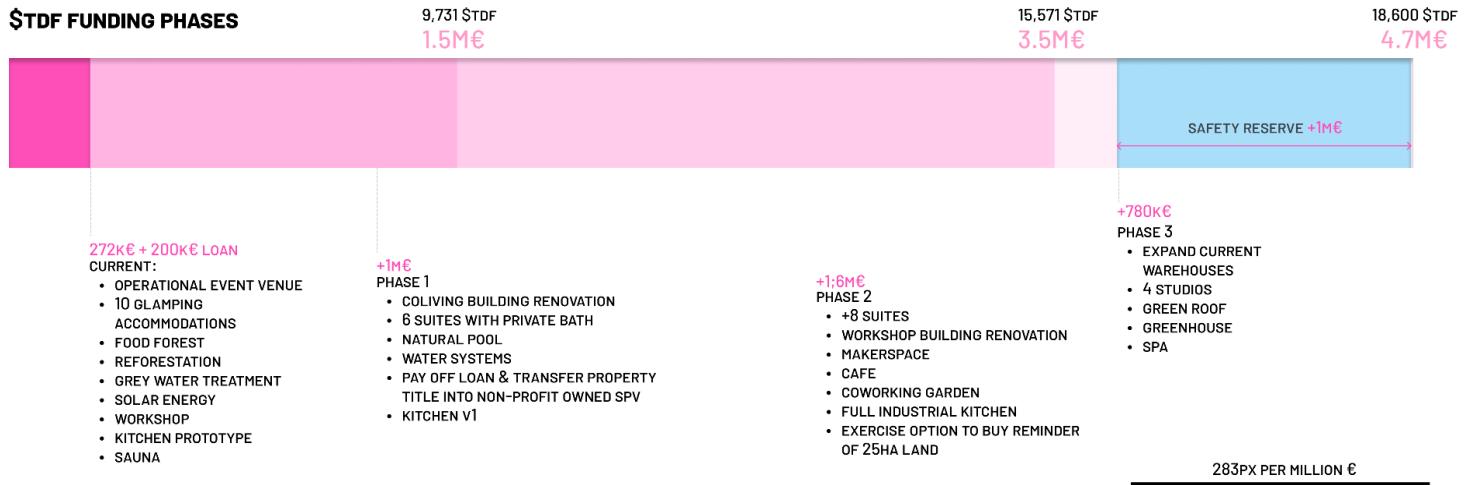
- **Round 2: *Expected 2023***

Goal: raise €2,030,898.55 with 5840 \$TDF being sold.

- **Round 3: *Expected 2024***

Goal: raise €1,118,115.82 with 3285 \$TDF being sold.

\$TDF SALE



THE LINES ARE ON THE € AMOUNT REACHED, WHICH MEANS THAT ALL THE ITEMS IN THE LIST HAVE BEEN FUNDED. BLUE RESERVE SHOWS WHAT'S NO YET BUDGETED FOR. 1.5M, 3.5M AND 4.7M MARKERS ARE WHERE THE FUNDING ROUND ENDS, THOUGH THE PUBLIC SALE IS A CONTINUOUS SALE, WITH AN ARTIFICIAL CAP INCREASED BY THE DAO AT EACH SALE ROUND.

> [Enlarge](#)

Must know

- Funds raised through the \$TDF sale support the acquisition and regeneration of TDF's land and the construction of the living facilities.
- Individuals that hold \$TDF **and** are Members of TDF DAO get privileged access to TDF living facilities and governance rights in the project.
- \$TDF cost per night excludes the utility cost to be paid every time during the booking process.
- \$TDF are perennial, meaning purchased \$TDF are re-used yearly. A Member who buys 180 \$TDF in 2022 will use the same 180 \$TDF to book a stay in 2023.
- \$TDF holders and TDF Members do not hold ownership rights to the project's assets. These are reserved for OASA ([see Whitepaper](#)).
- OASA, TDF or Enseada do not offer any rights of return or financial benefit to the \$TDF token holders - \$TDF is a utility token ([see Whitepaper](#)).
- For the Private Sale \$TDF purchased are added to [TDF ledger](#) and will be minted after deployment of the Token to mainnet.
- Please check the chapter that describes procedures on the possible failure of OASA and its projects in the [Whitepaper](#) to understand the risks of \$TDF purchase.

\$TDF Target Supply

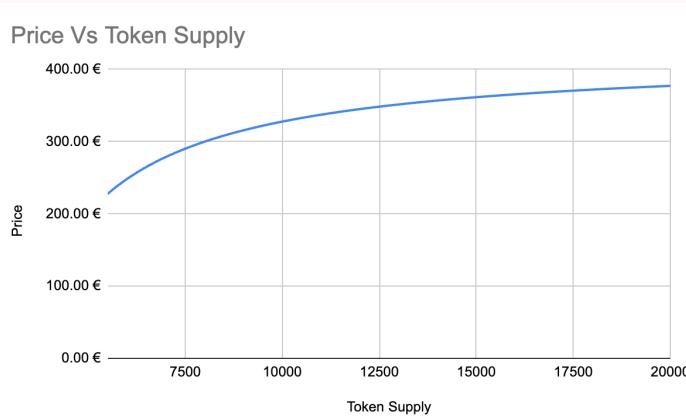
To see more about \$TDF tokenomics, [please read the Whitepaper](#).

Accommodation Type	Quantity	Tokens per Unit	Days per Year	Tokens Issued	Max People
Shared Suite (per bed)	10	1	365	3650	1
Private Suite	9	2	365	6570	2
Studios	4	3	365	4380	3
House	1	5	365	1825	5
Van Parking	3	1	365	1095	2
Glamping	3	1	180	540	4
Camping	6	0.5	180	540	2
Total	26			18600	75

Table 1: \$TDF Tokens per night

\$TDF Price

The initial \$TDF price-value is based on the real cost of TDF and calculated by dividing the estimated cost of the project's roadmap ([as above](#)) by the number of nights yearly available at TDF (as in Table 1). OASA and TDF are looking to incentivize early investment while also allowing anyone to buy our token, therefore the price is designed to start at the current ledger's price of ~222€ while increasing rapidly for the first token buyers and have a slow, continuous increase that will reach a theoretical price of 420€ per \$TDF token. The projected Treasury raised from the sale of all the tokens as described above is ~4.7M€, leaving us with a ~1.5M€ contingency on top of the current estimated cost of construction.



Example: If Alice purchases 100 \$TDF tokens when there are 2,500 \$TDF in circulation, she will pay ~23,000€, but if she waits and supply increases to 5,000 \$TDF, the cost of purchasing those same 100 tokens will be close to 30,000€.

Figure 2: \$TDF Price Curve with Initial Variables as $S_0 = 5.381$, $S_0 = 222\text{€}$

Private Sale

OASA is running a \$TDF Private Sale to raise ~€400.000 in order to reach 30% of the €1,251,973.78 required for the development of Phase 1.

- **For non-TDF Members**

- Minimum entry ticket price is €5,000.
- Non-Members with \$TDF can book their 14-day trial stay to [acquire membersheep](#) with Members' privileges (booking with \$TDF and staying at utility costs).

Current Price

As mentioned above, \$TDF price increases as tokens are purchased. [The current price can be checked here](#), under the 'Presales' tab.

Process

- If you are interested in purchasing \$TDF at this stage, [please book a call here](#).
- \$TDF can be purchased with ETH, USDC, DAI, MATIC.
- TDF DAO will transfer funds to Enseada Sonhadora, which will be leading construction operations on the ground.

\$TDF purchases are considered final once funds have cleared in the wallet of the Treasury, and the [SAFT agreement](#) is signed between OASA and the purchaser. After this, purchased \$TDF will be added to the [TDF DAO Ledger](#) and once the Token contract is deployed to mainnet, the Tokens will be minted and arrive at the purchaser's wallet.

FAQ

Is there a recap of the proposed investment proposal?

Check the Oasa White Paper and our estimated costs at [+ Traditional Dream Factory DAO](#).

How much are you looking to raise, and what are we funding?

In the first phase of funding, we are looking to raise €1.2M to get our co-living infrastructure ready (including 6 first completed suites). If enough funding is available we will also use the remaining funds to pay off the loans from Samuel Delesque and transfer the property into its final legal structure.

In the second phase (starting around spring 23), we aim to raise €2M to fund the completion of the 14 suites, complete the coworking, restaurant & industrial kitchen, and execute the option to purchase the remaining 25 ha of land.

What rights does the token confer?

The Token is a utility token, not asset ownership. The assets will be locked in a non-profit entity and we will create a mechanism to block the sale and non-regenerative use of the land. The token gives you access to stay at TDF at a reduced rate, if approved as a member in TDF DAO.

Members using their tokens for stays will accumulate Proof of Presence which will enable them to participate in the governance of the project.

See the [Whitepaper](#) for more.

What happens to previous investments done in TDF?

Shares in Enseada Sonhadora will be converted at 189.34 shares for 1 \$TDF. All previous contributions will be distributed in the form of \$TDF tokens according to our ledger.

Can I give the use of my tokens to someone else?

At the moment, you would have to transfer your tokens after go-live to that person, and have them return the tokens after the locking period is over (1 year). However, we are considering technical ways to facilitate this in the future. The person can use the tokens according to their membership.

When you say that members can stay at TDF in the future "at cost", does this mean that token-holding members also have to pay in Euro?

Yes, there is a utility cost associated with staying at the property. The cost is calculated based on monthly expenses (gas, electricity, salaries, maintenance, insurance, etc). It's basically

paying for utilities. The cost predictions are in the [financial model under 'Accommodation Price'](#) and there will be a premium during high season in order to encourage a more even distribution of occupancy. For eg., you might use 60 \$TDF and pay 300€ of utility costs to stay for a month in a private suite during the winter, and the same stay during summer would cost instead 500€ of utility costs. Guests (non-Members) would pay €1500 for the same stay.