



RSGL

Reits Global land

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Despite many concerns, the emergence and development of blockchain technology is being used in many fields beyond countries and industries around the world. Real estate is no exception to this move.

Until now, the word real estate has been recognized as a means of investment, complex transaction methods, speculative demand creation, rapid fluctuations in government policies and international affairs, and long-term investment methods due to low exchange rates, high trading fees, and high-interest PF loans.

As evidenced by this, sellers have owned real estate with high-interest PF loans, operated at low exchange rates, and sold it to buyers at high fees. Investors are unable to invest in real estate at all with a small amount of money, and they are not subject to financial consideration for reasons of unpredictable market prospects.

However, the demand for investment is also exploding due to the recent real estate bubble triggered by the COVID-19 crisis, and the economic model and digital transformation (DT) following these social changes are greatly diversifying the methodology for real estate investment.

Accordingly, the RSGL Foundation will develop a service that encompasses not only actual digital assets but also virtual digital assets through blockchain technology and big data analysis in line with economic models and digital transformation (DT) according to social changes. This gives customers the opportunity to recognize and share their digital assets within RSGL's platform.

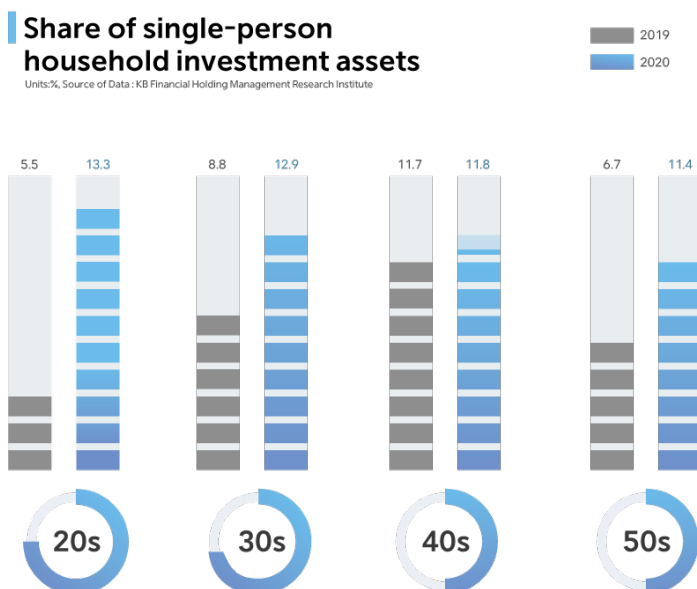
Real estate has historically been an immutable asset, and is still the most popular stable real asset today. Real estate is valuable as a good asset, but the lack of liquidity can be cited as the biggest disadvantage of real estate assets.

This will be the best way to increase access to investment by solving the liquidity of real estate assets through the RSGL Foundation's project.

2-1 Changes in investor sentiment and the increase in single-person households

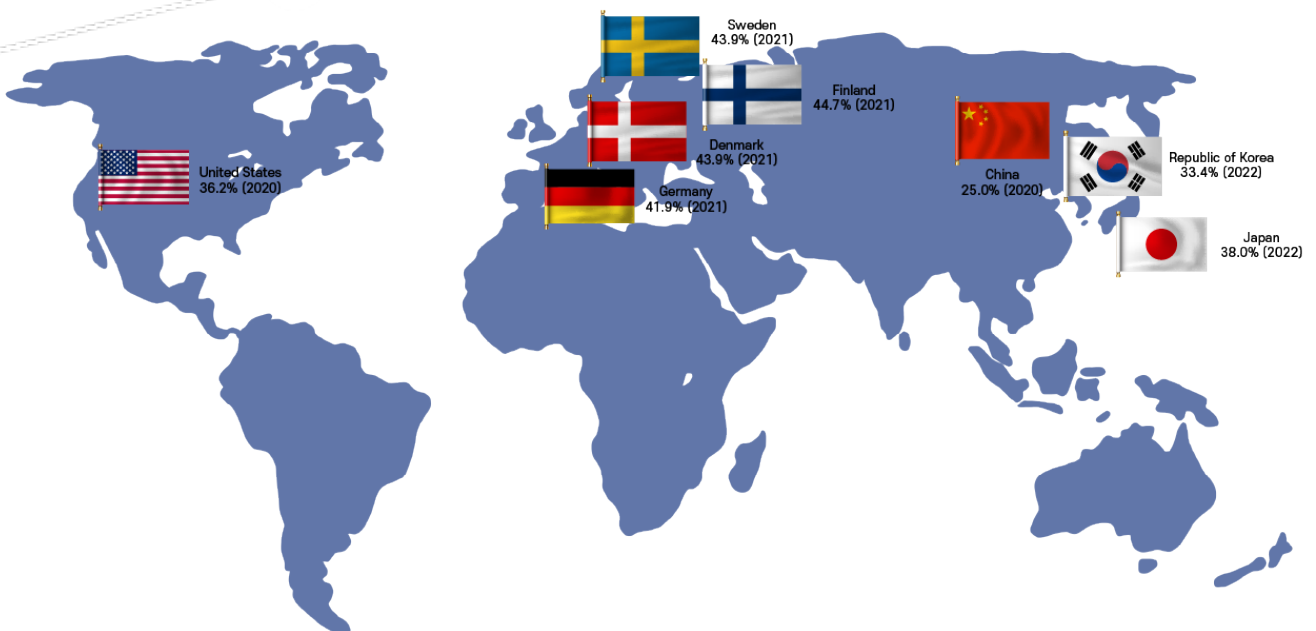
According to the "2020 Korea Single-person Household Report" released by KB Financial Group, the proportion of deposits and installment savings for single-person households in 2020 fell year-on-year, and the proportion of investment assets such as cash and stocks rose. The proportion of stock assets among investment assets has increased significantly.

Last year, the composition ratio of investment assets was in the order of insurance (8.8%), stocks (8.4%), fund trust (4.2%), and others (1.1%), but in 2021, stocks exceeded insurance in the order of stocks (12.3%), insurance (8.3%), fund trust (4.9%), and others (1.8%).




result, there is a big change in lifestyle, and this impact is also having a big impact on real estate.

For the first time, single-person households in Korea accounted for more than 30% of all households, and not only in Korea but also abroad, Sweden (46.6%), Denmark (43.9%), Germany (41.9%), Finland (44.7%), the United States (36.2%), China (25.0%), and Japan (38.0%).



2-2 Changes in the Cryptocurrency Trend Market

It is not an exaggeration to say that the value of coins called major coins such as Bitcoin (BTC) and Ethereum (ETH) has been a craze for Initial Coin Offering (ICO) over the past few years.



However, in just a few years, the ICO bubble is disappearing, and the price of cryptocurrency has continued to fall, failing to keep the public offering price or listed price on the cryptocurrency exchange except for a few things called major coins.

But we can see that there is a preference for coin. This is because we have not yet found a clear role in the functional part of the coin, and we will explore this as a project of the RSGL Foundation.

2-3 Increasing Interest in Indirect Real Estate Investment

Historically, real estate has been a major investment destination for the rich. In general, it was not easy for people without large surplus funds to invest in real estate because they needed a lot of funds, and most of them bought residential houses through mortgage loans, which are similar around the world.

As the means for indirect real estate investment have developed and regulations have been supplemented, the amount of investment in real estate funds and REITs and the number of REITs have been increasing sharply in recent years.

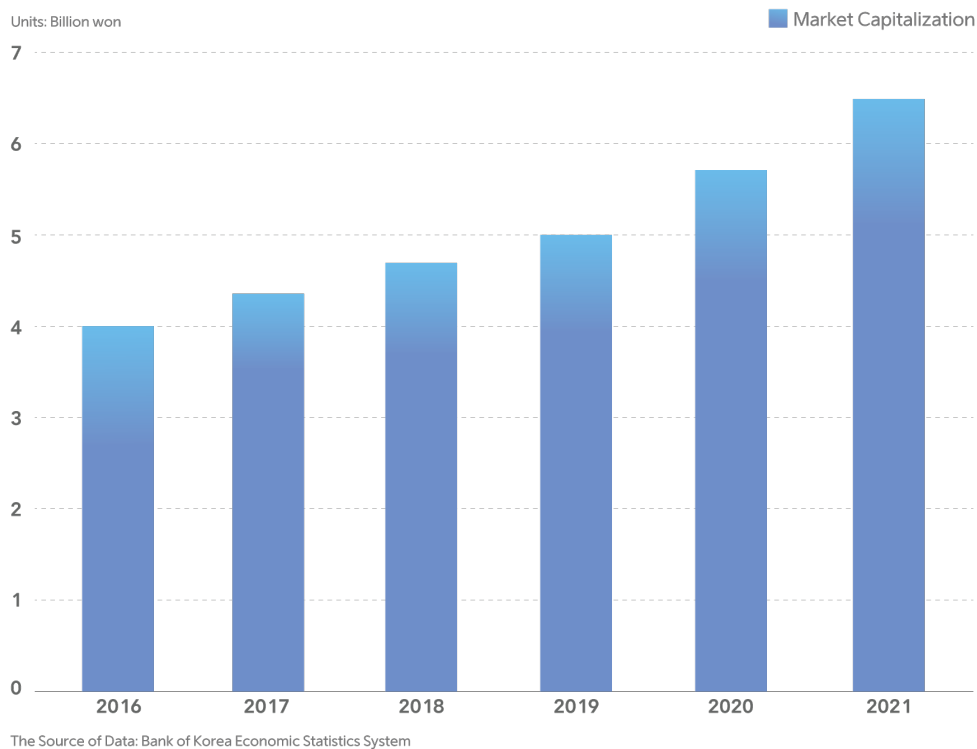
However, because there are investment barriers that real estate funds and REITs have, the RSGL Foundation has chosen a new method of coinizing REITs investment.

2-4 Global and Korean Real Estate Market Growth

The domestic housing market capitalization exceeded KRW 6,000 trillion for the first time in 2021.

According to the Bank of Korea's economic statistics system, the nominal market capitalization of domestic housing (including housing and subsidiary land) in 2021 reached a record high of 6534.1876 trillion won.

Thanks to this trend, the RSGL platform will create an active investment ecosystem by revitalizing real estate transactions and strengthening accessibility as an alternative investment destination for ordinary people's real estate.



3-1 Lack of liquidity and liquidity

The amount of money invested in real estate is at least hundreds of millions of won, and if cash is urgently needed, it is difficult to cash quickly due to various reasons such as the period of sale or selection of buyers, and the difference between selling and buying prices.

Even if you meet a buyer right away, a certain negotiation period is needed. And it can take a lot of time to receive money because you have to go through various contract procedures.

Real estate is obviously an attractive asset, but it is a very limited asset in liquidity.

3-2 Real estate management and operation

In the case of real estate assets, management and operation are naturally required. There are many situations to consider, such as which tenants to find, how to manage the lease, and how much operating expenses will be incurred.

For example, when we invest in stocks, we don't run a company directly, so we don't have to worry about how the company that invested in stocks works. This is because the business is run by the management team.

However, if something related to the real estate acquired by you occurs, the responsibility is entirely up to the investor. If something breaks down in the invested real estate, you have an obligation to fix it, and you have to listen to tenants' complaints.

Bad tenants and real estate problems can burden investors, so it takes a lot of effort to continue investing.

3-3 Investment risk burden

Real estate investment risks mean the possibility of not achieving the expected return because various environments that affect real estate price creation factors can continue to change, significantly reducing the expected return on real estate.

3-4 The complexity of administrative control legislation

In order to acquire, acquisition-related taxes, which are about 4% of the transaction price, such as acquisition tax, are required, and brokerage fees and ownership transfer registration costs are required.

If you sell it after holding it, various expenses such as advertising expenses, brokerage fees, and transfer income tax (6% to 45% of the transfer profit) for the sale will be incurred.

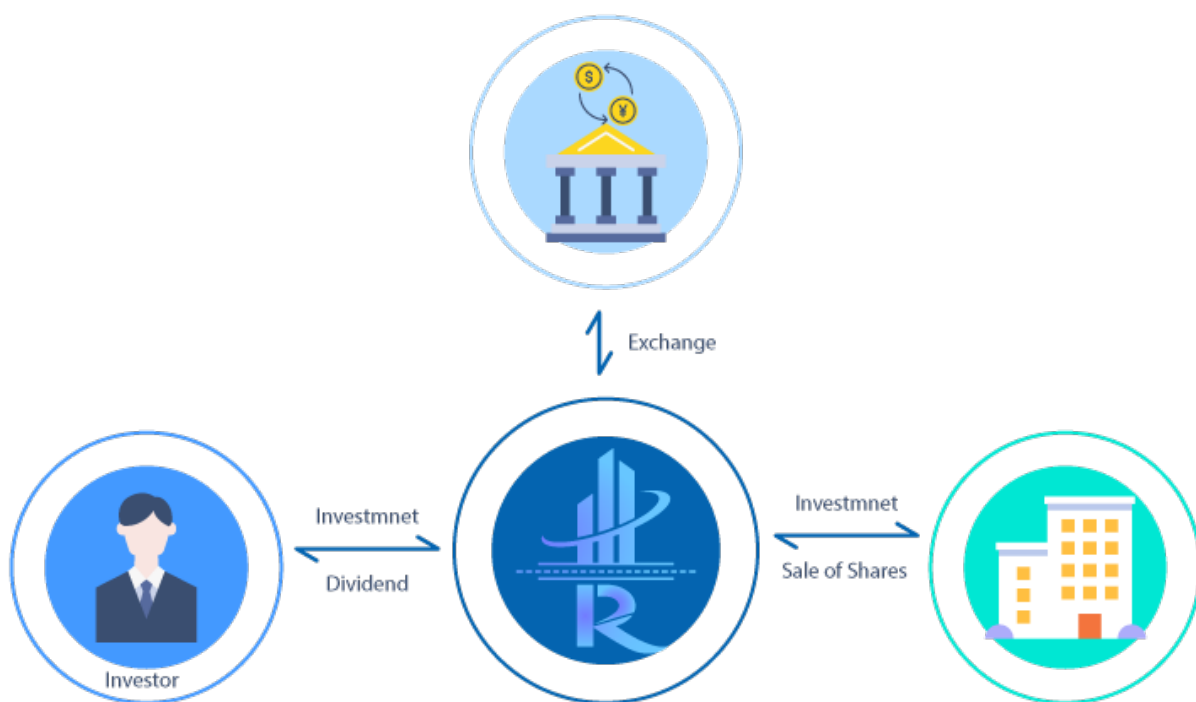
Real estate investors must acquire knowledge of various real estate-related taxes or seek help from tax experts.

04 RSGL

The RSGL project coins overseas real estate products and sells them in the form of asset-type coins to lead the commercialization of new real estate in line with social changes that are currently hit hard by the domestic real estate investment market.

The sale of real estate will take place on behalf of RSGL coin buyers, and the sale will proceed automatically if the promised return is achieved at the time of purchase.

Rental income is paid on a six-month basis, and the sale price is paid upon sale. Investors in RSGL coins can cash in with RSGL coins on listed exchanges.



4-1 RSGL Business Model

Buy-in Type

The purchase type is a form of actually purchasing real estate with the amount invested in overseas real estate products and distributing monthly rent income and sales income according to the ratio of holding RSGL coins.

Investment amount	Purchas amount of real estate
Monthly rent income	Available in dividend form on a six-month basis
Proceeds from the sale	Dividends at the same time as coin incineration in the event of a sale

A re-lease Type

The re-lease type is a form of obtaining jeonse sales with the amount invested in real estate products and dispersing monthly rent income generated by subleasing them.

Investment amount	Amount of real estate lease
Monthly rent income	Available in dividend form on a six-month basis

Commercial property leases, such as complex, retail, and data centers

In order to revitalize commercial real estate such as complex, retail, and data centers, the RSGL Foundation plans to mobilize the initial RSGL Foundation's financial power to promote the lease of well-located and undervalued commercial real estate.

In the case of residential real estate, it is difficult to invest due to various regulations, but commercial real estate is not only relatively free from various remedies, but also the value of the actual investment is very high considering the return on each item, not just the increase in sales prices.

Individuals or businesses who wish to rent can view information about commercial property products on the RSGL platform, pay with RSGL coins, and participate in real estate product transactions.

4-2 RSGL Ecosystem

Investor

- 1) You can expect a rise in real estate value and monthly rent income through real estate equity investment even in small amounts.
- 2) It is highly convertible because you can sell your real estate stake at any time.
- 3) It is also easy to acquire complex overseas real estate.
- 4) Since the platform manages and operates real estate instead, rental income can be obtained without factors that one cares about.
- 5) Since it is not regulated by multiple homeowners, it is possible to form an efficient and safe portfolio by automatically distributed investment in RSGL coins.

Seller

- 1) Real estate can be cashed in by selling some shares, and the investor pool is wide around the world, making it highly convertible.
- 2) The RSGL coin pre-sale process allows real cash to be delivered quickly to sellers in urgent financial situations without any change.
- 3) You can hold some of the real estate stocks and sell them to the highest point in the future, so you can expect more expected profits than the existing sale method.

Wallet, available on the RSGL platform, provides convenient transactions for platform participants to use practically.

Real-time RSGL coins can be viewed in Wallet, and they can be safely transferred and stored.

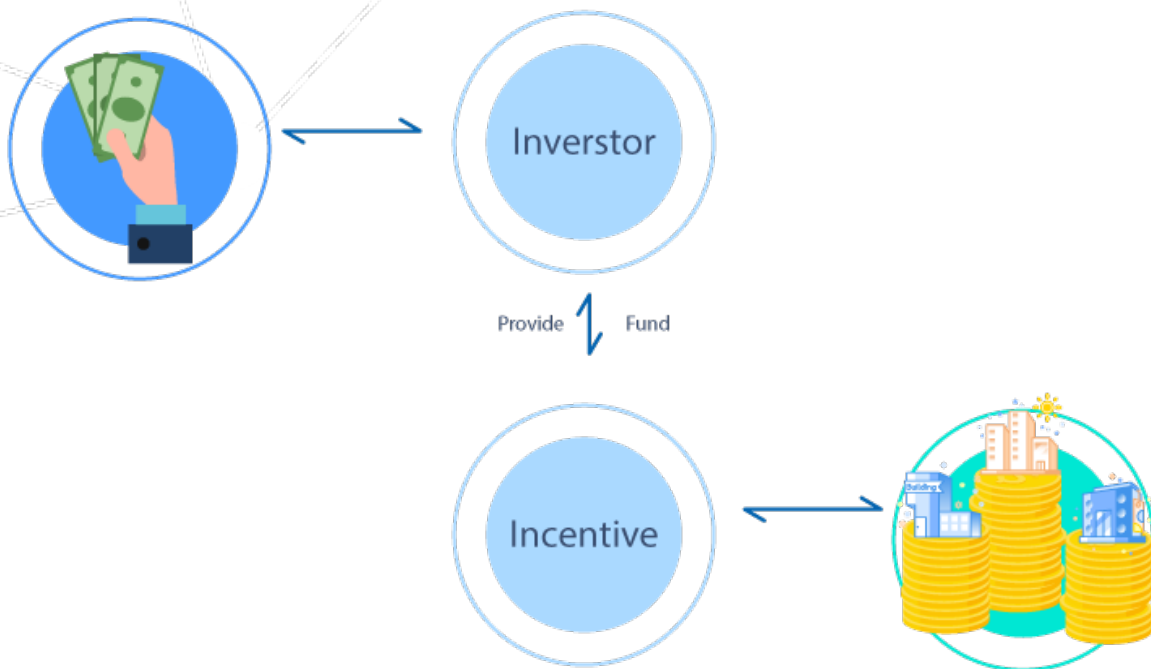
Wallet will be able to receive monthly rent and sale profits in its wallet according to the ratio of coins sold and invested in real estate products, and coins can be sent to the listed coin exchange for cash.



[RSGL Wallet]

Incentives are provided to individuals who participate in the early stages of the project as a means of increasing participation and interest.

This investment will be used by RSGL's projects for investment in overseas real estate products and rental operations and management and will generate high returns.



Initial Investor Incentives

Purchase quantity	Incentives
1~14,000	10%
14,001~30,000	20%

As a global project, the RSGL project has allocated funds for purchasing and leasing real estate products overseas.

In order to provide purchased, leased, and commercial property rental products, we have allocated high dividends to give high returns to those who participate in marketing and RSGL.

Publication Information

Coin name

RSGL

Symbol

RSGL

Protocol

ERC - 20

Total Supply

200,000,000

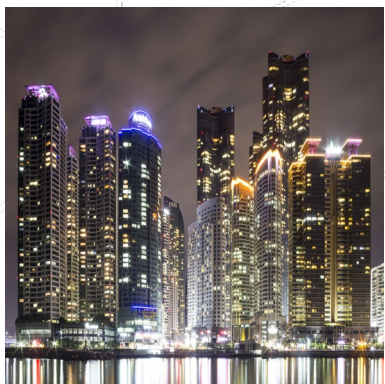


- Advisor & Team 5 %
- Early Investor 10%
- Coin Sale 10 %
- Reserves 15 %
- Marketing 15 %
- Dividend 15 %

Total Supply : 200,000,000

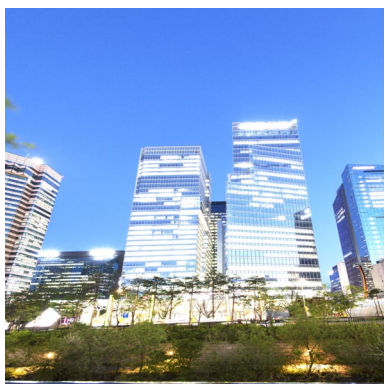
08 Roadmap

2023



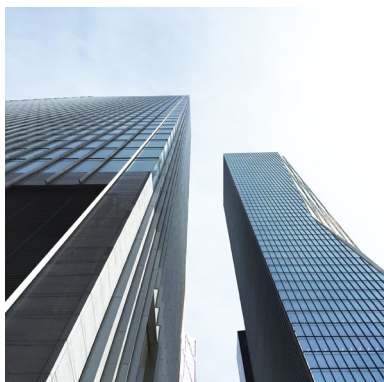
- Q4 Global Top Exchange to be listed additionally
- Q3 Purchasing and leasing platform real estate assets
- Q2 Development of Platform real estate assets digitalization Completed
- Q1 Platform Beta Test

2022



- Q4 Listed on Global Exchange
- Q3 Development of Platform real estate asset digitization begins / RSGL Wallet Completed
- Q2 RSGL Wallet Development Starts
- Q1 RSGL Whitepaper Completed / Organize a Team

2021



- Q4 RSGL Establishment of a Foundation
- Q3 Real Estate Market Research and Project Design

Please read the contents below carefully. The following applies to anyone who reads this white paper. The RSGL white paper was created based on when it was created.

The white paper can be changed or updated at any time at the discretion of the RSGL Foundation. The White Paper informs you that any content of any future planning nature may change, may not be accurate, and that there is no guarantee or commitment to that content.

If you have any doubts about the content of this white paper, you should consult an accountant, lawyer, or other expert before purchasing.

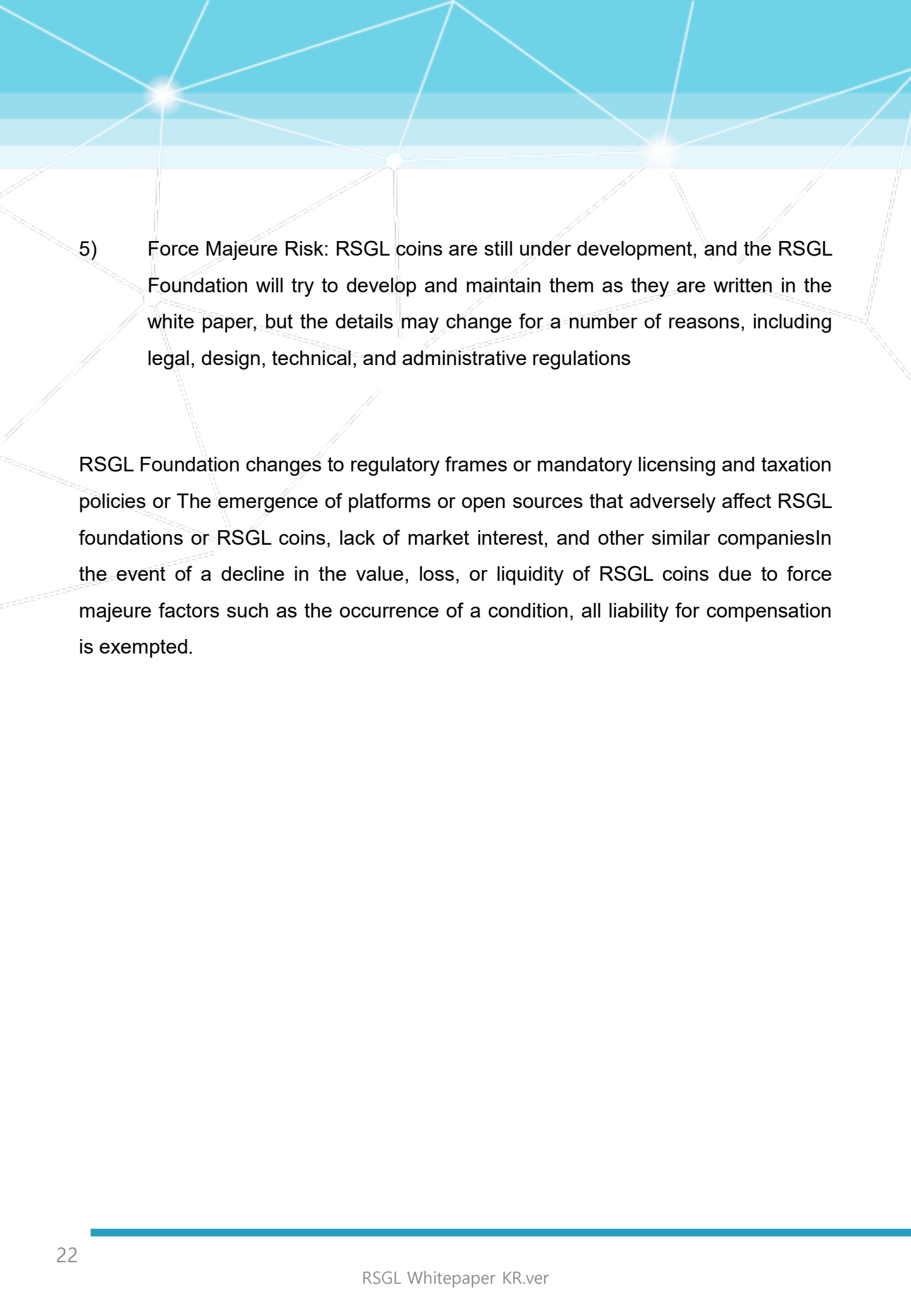
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9. The RSGL Foundation does not delegate or transfer all decisions to others, including ecosystem operational policies and disruptions, and all decisions are made at the discretion of the RSGL Foundation and its participants.
10. The RSGL Foundation notifies buyers of various types of risks, including the risk of losing the equivalent of the purchase price of RSGL coins. The accuracy of the information on risk or uncertainty written below is not guaranteed.

Purchasers are deemed to have agreed to purchase and recognize the current state of risk without warranty of any form, apparently as the sale and possession of RSGL Coin.

- 1) **Blockchain Risk:** Blockchain system congestion can cause transactions to be processed late or invalidated. In particular, smart contracts in charge of issuing and distributing RSGL coins are based on the technology of Ethereum Blockchain. Ethereum protocols may have weaknesses and vulnerabilities, and various bugs may occur, including those in which RSGL coins are lost. In addition, these Ethereum blockchain problems can cause material damage to RSGL Foundation and RSGL Coin buyers.
- 2) **Personal Information Risk:** User's personal information is required for the distribution and control of RSGL coins in the electronic wallet of the RSGL coin buyer. Therefore, if personal information is leaked, RSGL coins in the buyer's electronic wallet may be leaked. Moreover, due to the leakage of the buyer's personal information, a third party may access the buyer's electronic wallet and steal the RSGL coin.
- 3) **Security Risks:** Like other cryptocurrencies, Ethereum is vulnerable to mining attacks such as 'double payment attacks' or '51% attacks'. Hackers or other malicious groups can attack RSGL Foundation or RSGL Coin in the above attack method, and successful blockchain attacks can seriously damage RSGL coin trading and RSGL Foundation.
- 4) **Electronic Wallet Compatibility Risk:** To purchase or store RSGL coins, you must use an electronic wallet that is technically compatible with RSGL coins. If you use a different wallet, you may not be able to access the RSGL coin you purchased.

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- 5) Force Majeure Risk: RSGL coins are still under development, and the RSGL Foundation will try to develop and maintain them as they are written in the white paper, but the details may change for a number of reasons, including legal, design, technical, and administrative regulations

RSGL Foundation changes to regulatory frames or mandatory licensing and taxation policies or The emergence of platforms or open sources that adversely affect RSGL foundations or RSGL coins, lack of market interest, and other similar companiesIn the event of a decline in the value, loss, or liquidity of RSGL coins due to force majeure factors such as the occurrence of a condition, all liability for compensation is exempted.