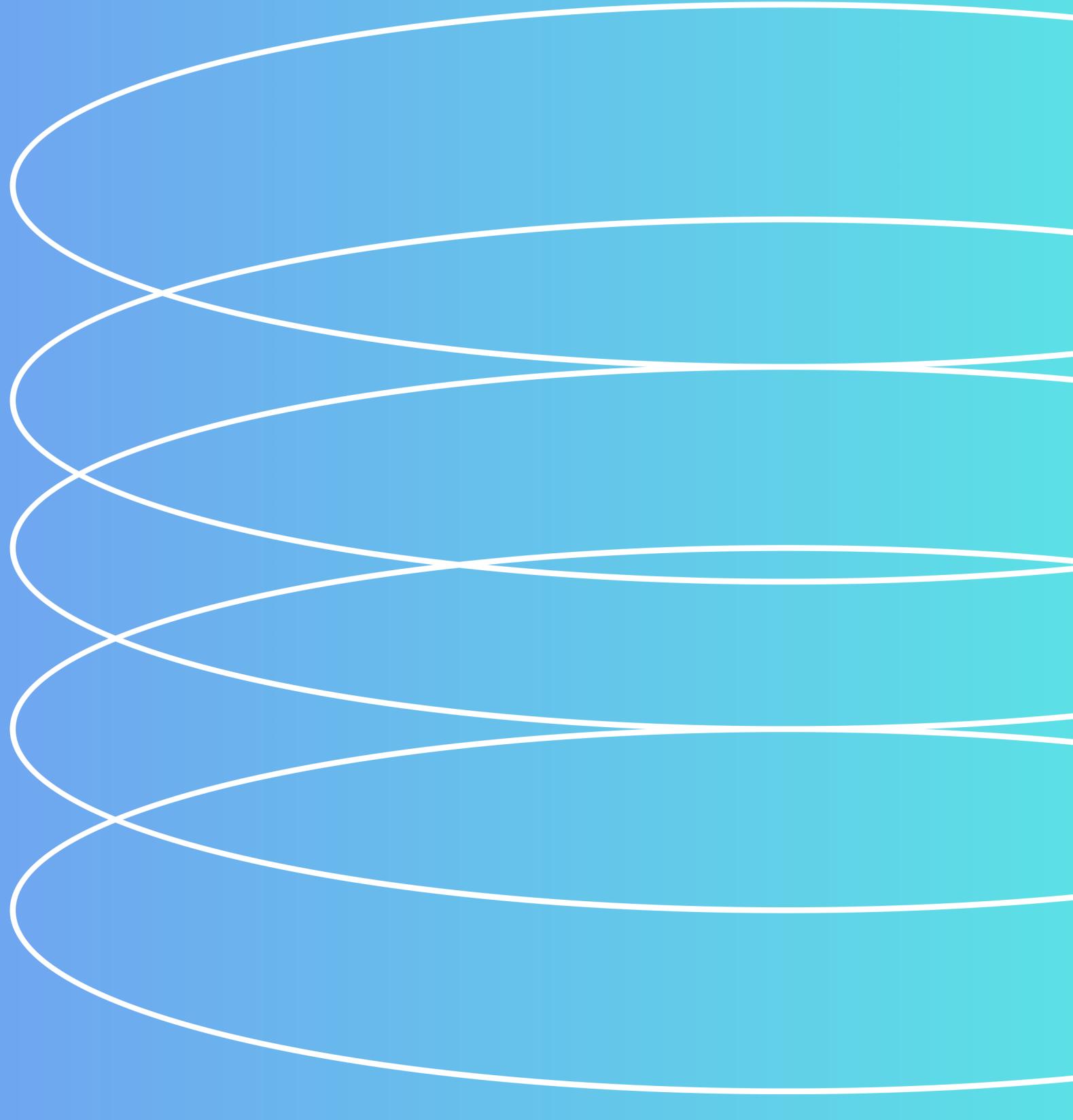


m2fund

Web3 app for collective investments in UAE
real estate & backbone investment projects



Build for everyone on  TON

Problems

Resource-constrained environment

Unmet demand to buy, own & generate income from real estate investments

Lack of market access for investments of any scale

Lack of property investment diversification solutions

Lack of transparency between market participants

Overabundance of market intermediaries with the same positioning

Inefficient use of blockchain digital assets in real world environment

Solution

m2fund -is a TON-based real estate investment fund that acquires assets from the real estate sector and manages them on behalf of its clients

m2fund ecosystem allows:



Acquire, own and receive income from the management of a real asset (real estate) through the Fund



Collectively finance (invest) in real estate projects of any scale. Receive income from managing the investment project through the fund.



Sell real estate (real assets) on the Web3 market

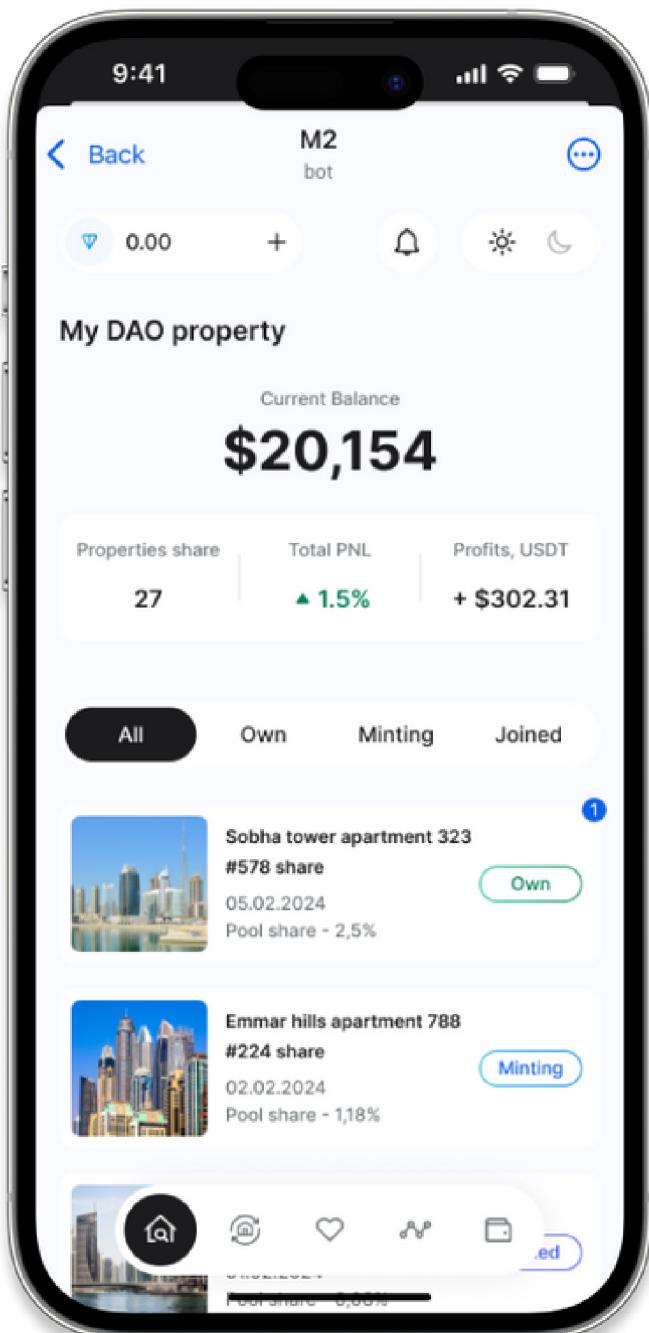
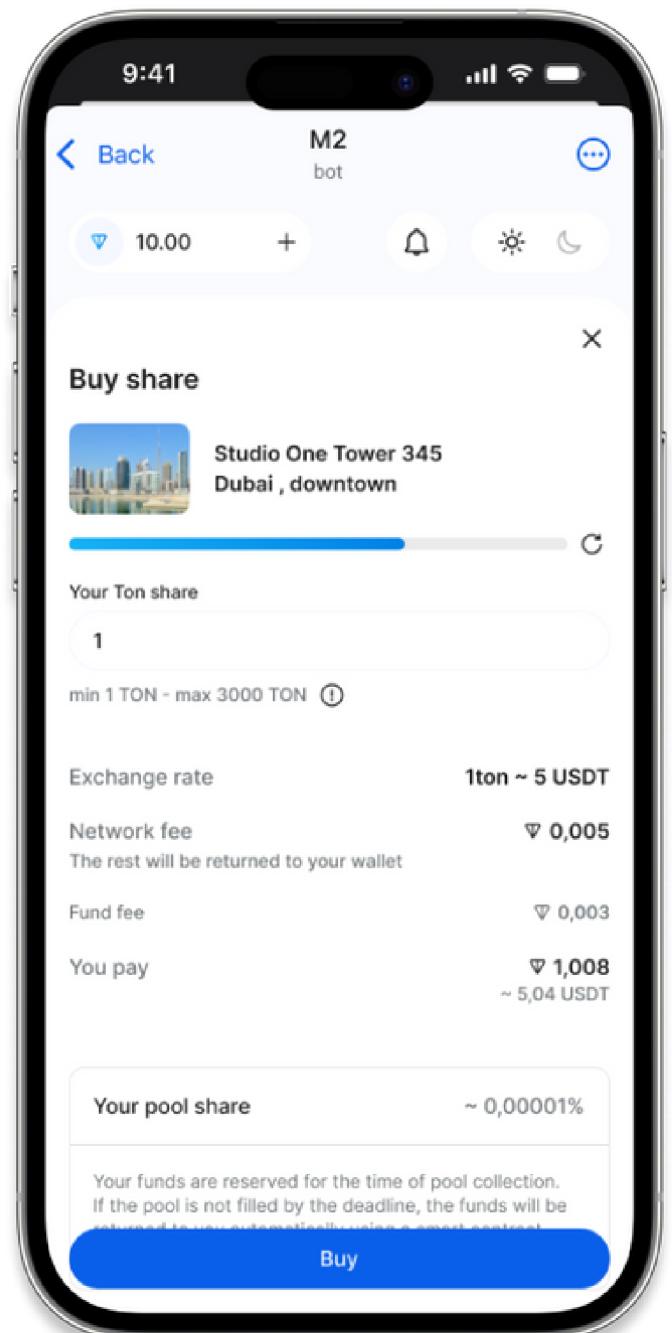
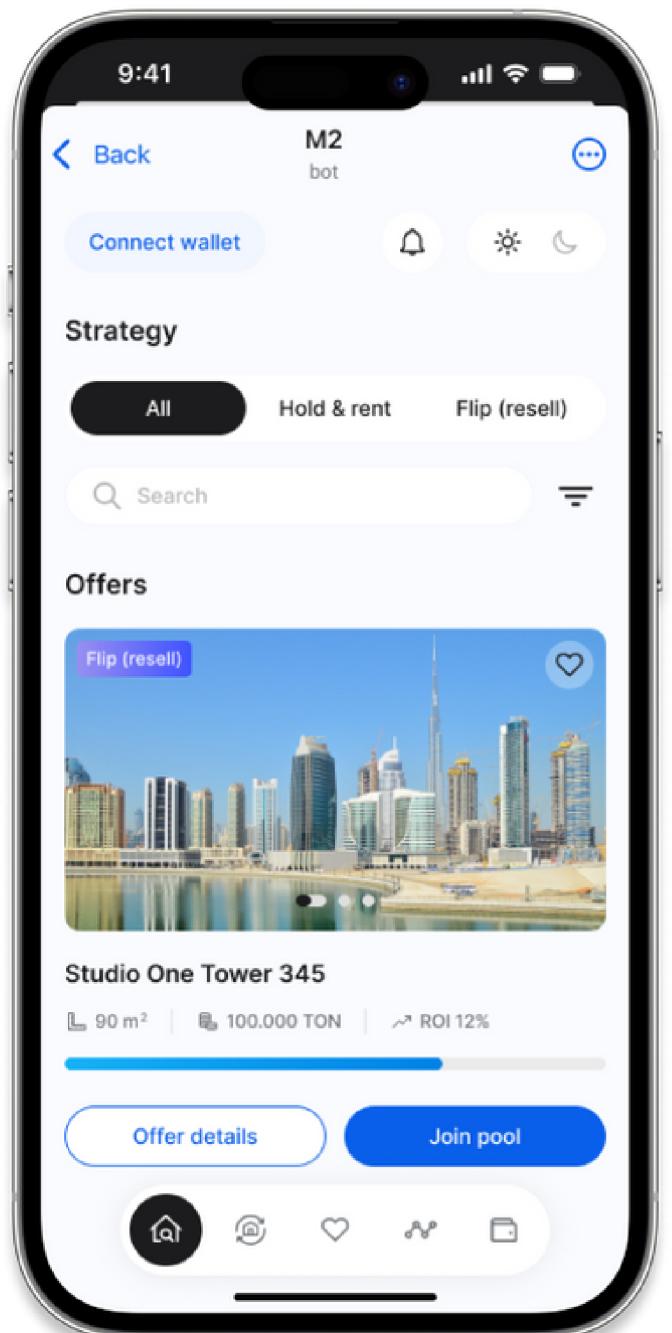
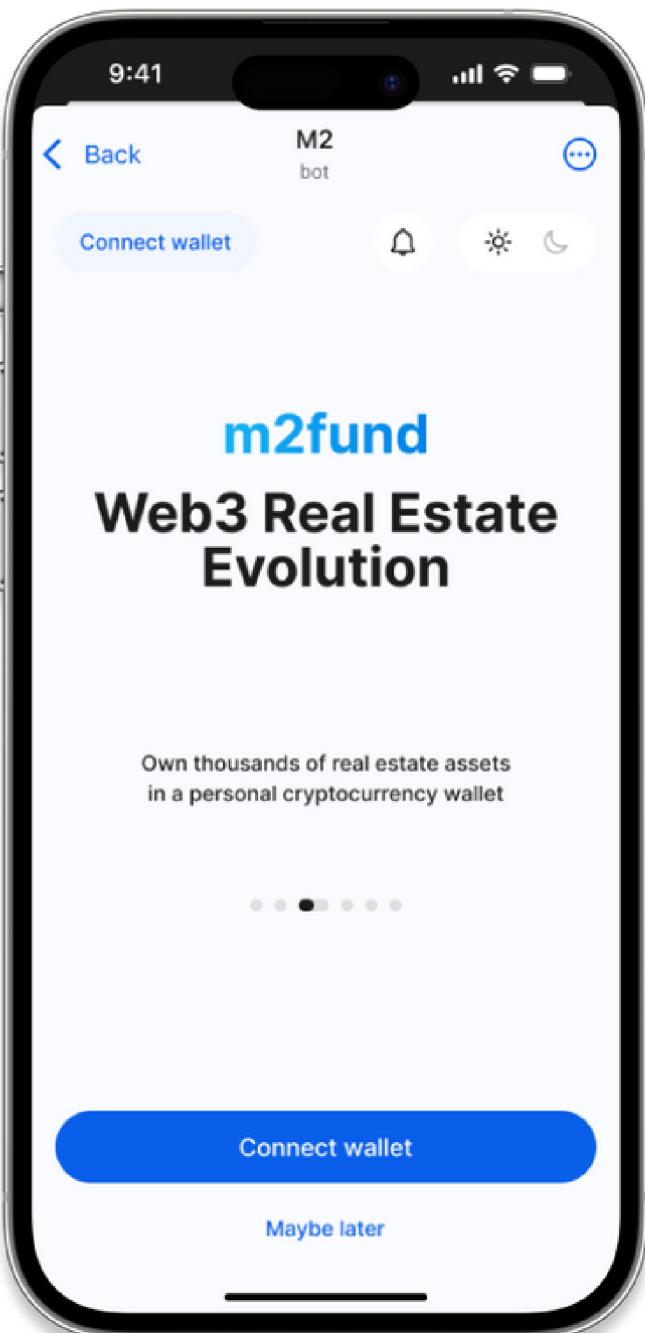


Sell the share of collective ownership to other DAO participants or on the secondary open market, providing instant liquidity and redistribution of the assets

And it's all available starting at **1 TON** natively in



Product flow



Market Size



112+ BN

DUBAI TOTAL REAL ESTATE
TRANSACTIONS 2023, \$

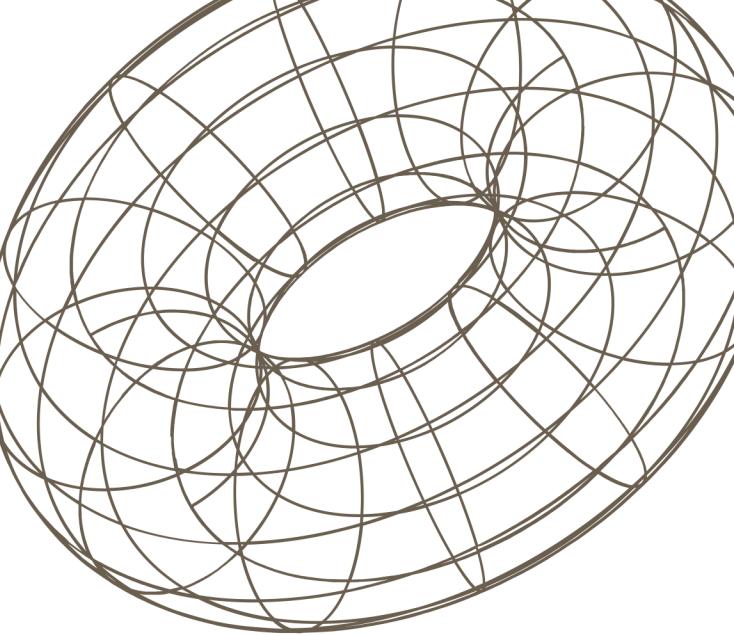
133 K

REGISTERED REAL ESTATE
SALES TRANSACTIONS

5+ BN

PAID INTERMEDIARIES
COMMISSIONS, \$

Customers



01

Individuals

02

Developers

03

Private sellers

04

Investors

05

Project owners

Unique offers

Buy a property in UAE in 1 click
and get income starting from 1
TON

Own thousands of real estate
assets in a personal
cryptocurrency wallet

Use Web3 market
opportunities for fast property
sales

Implement investment
projects with liquidity
provision

Manage your assets and risks
in a secure & efficient way
with smart contracts

Revenue Model

Purchase comission

Commission on property purchase as soon as the pool is assembled

Currency operations

Fiat liquidity provider cryptoasset conversion revenues

Ownership transaction

royalties from resale of ownership share within the pool or on the open secondary market NFT

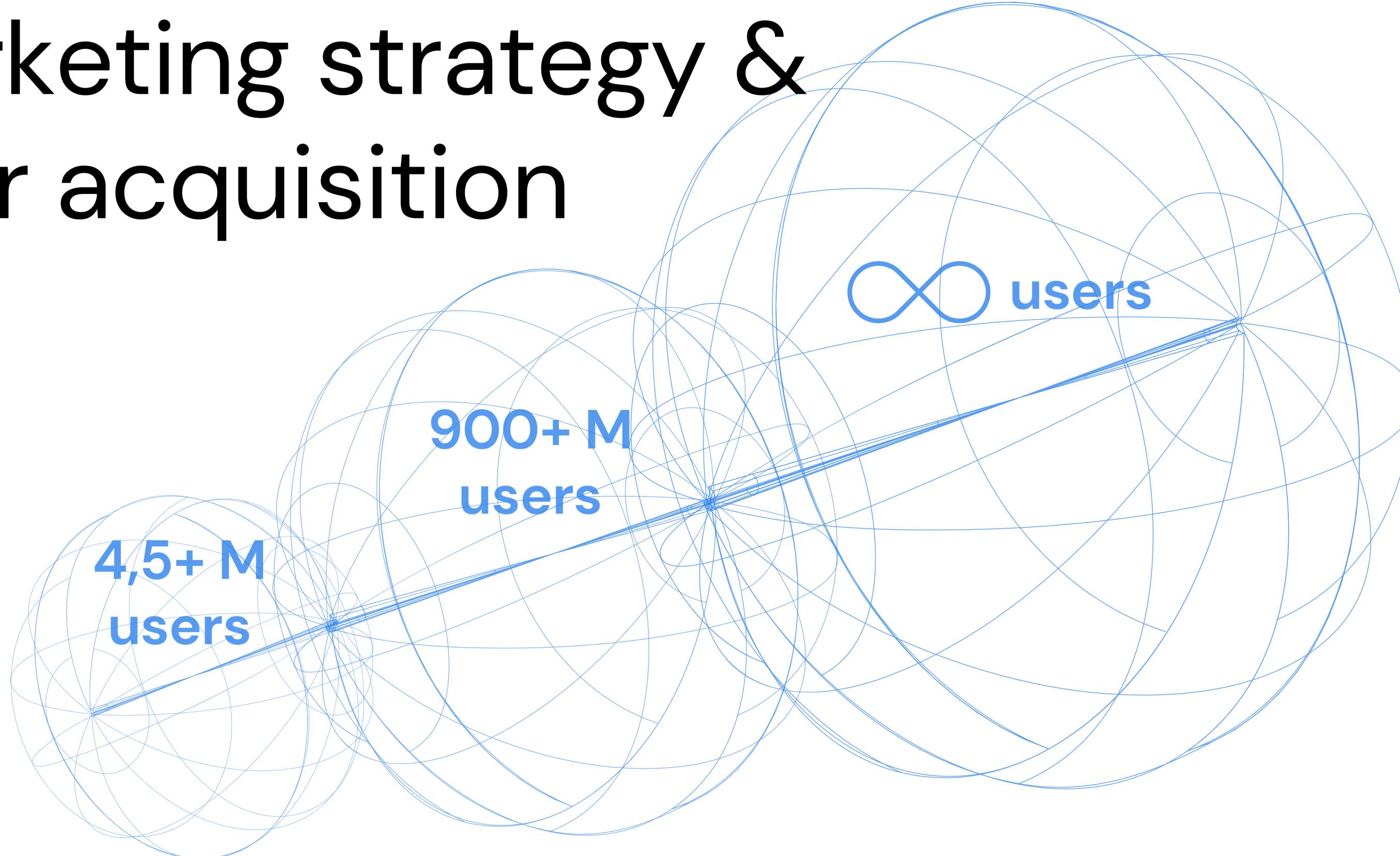
Management fee

% of generated income from real estate assets management

Staking

Issuance of fund token and distribution of investment income to passive customers

Marketing strategy & user acquisition

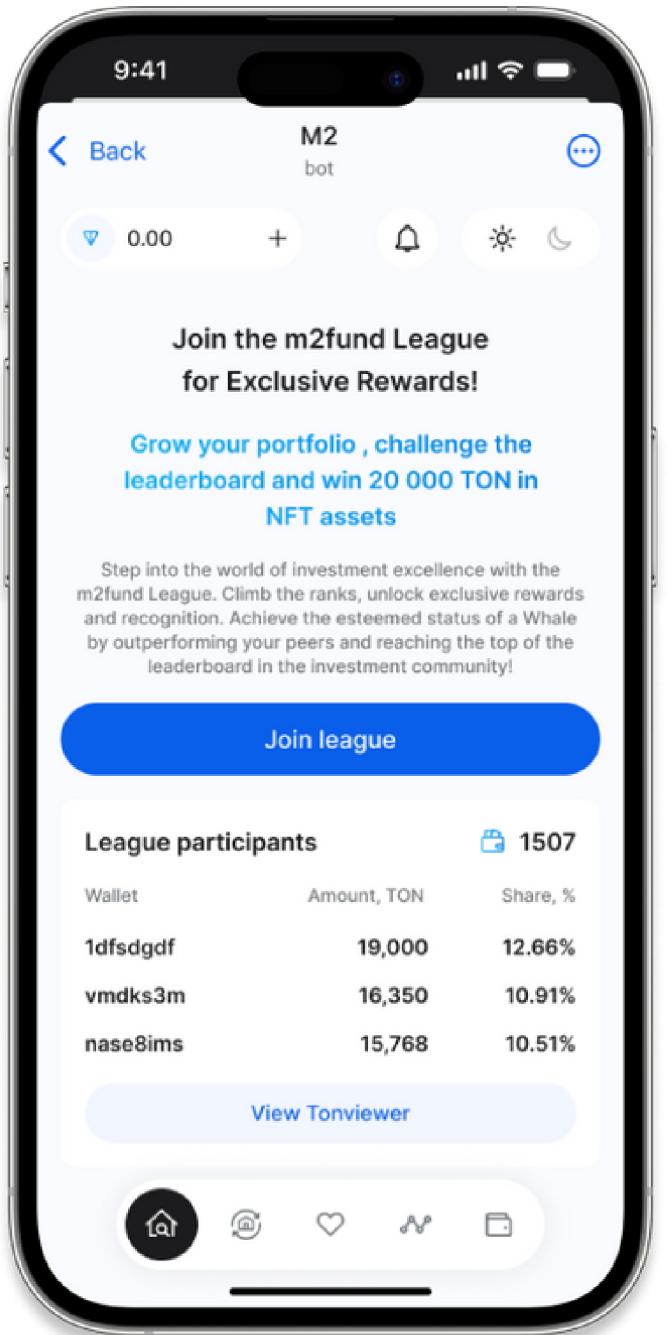
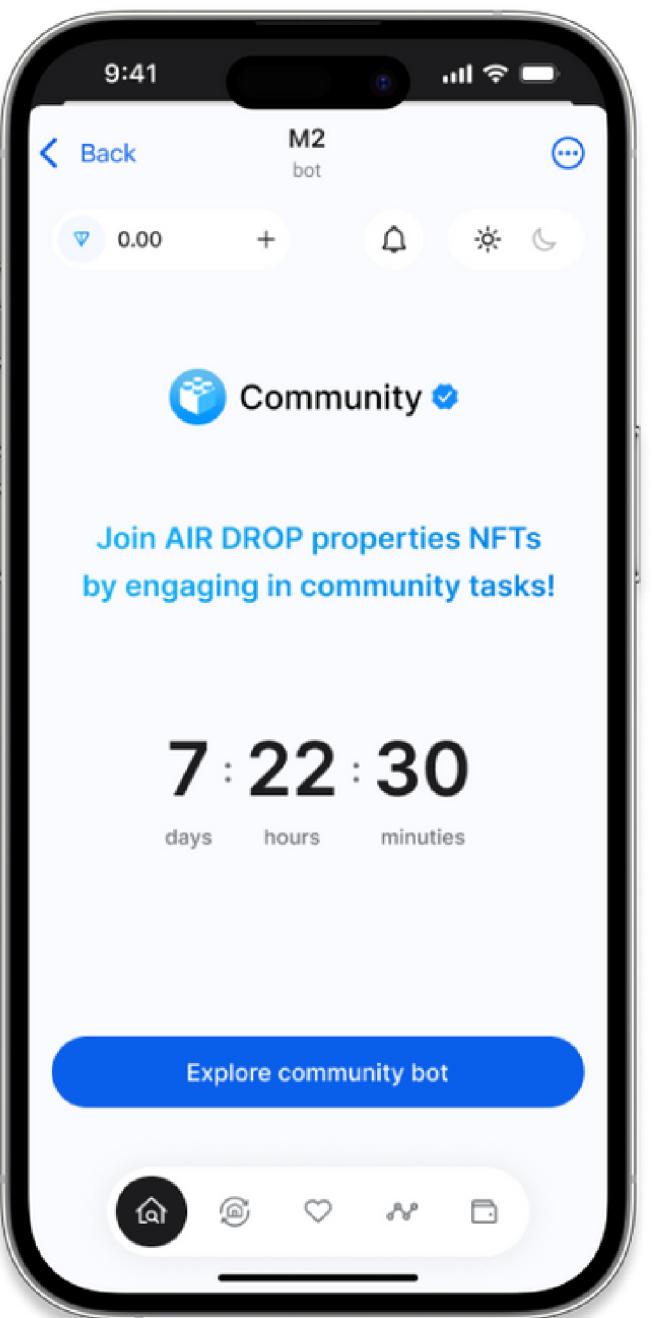
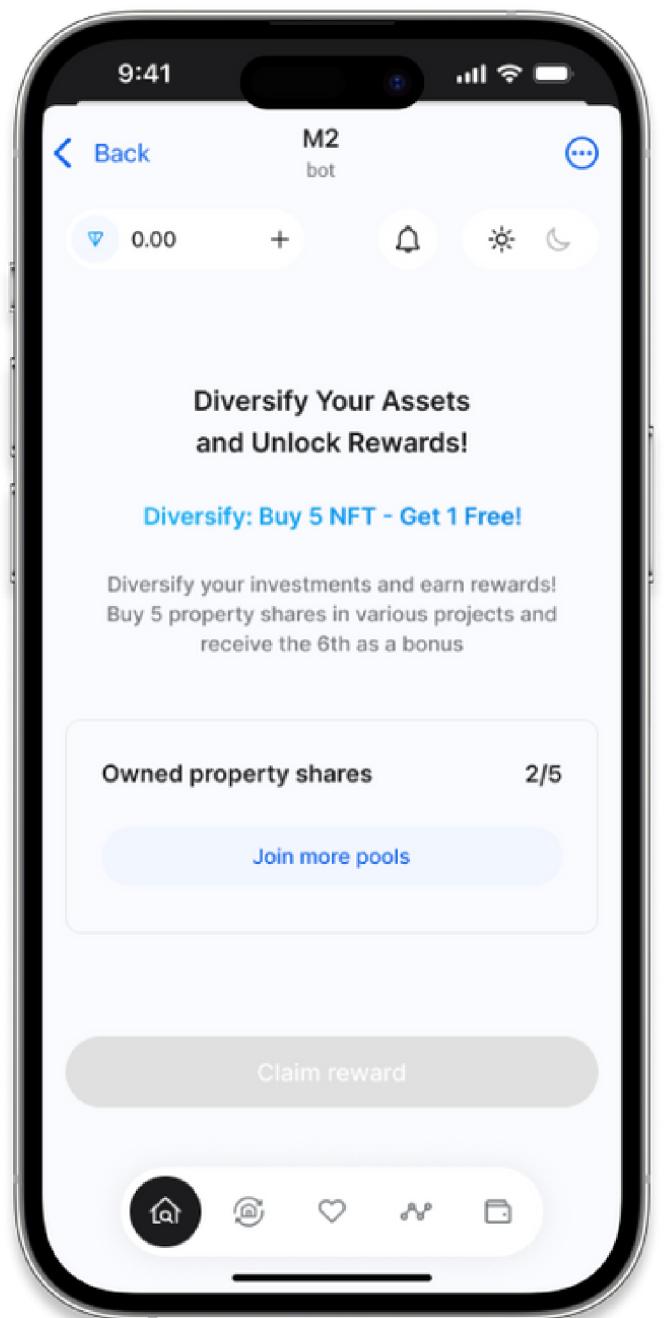
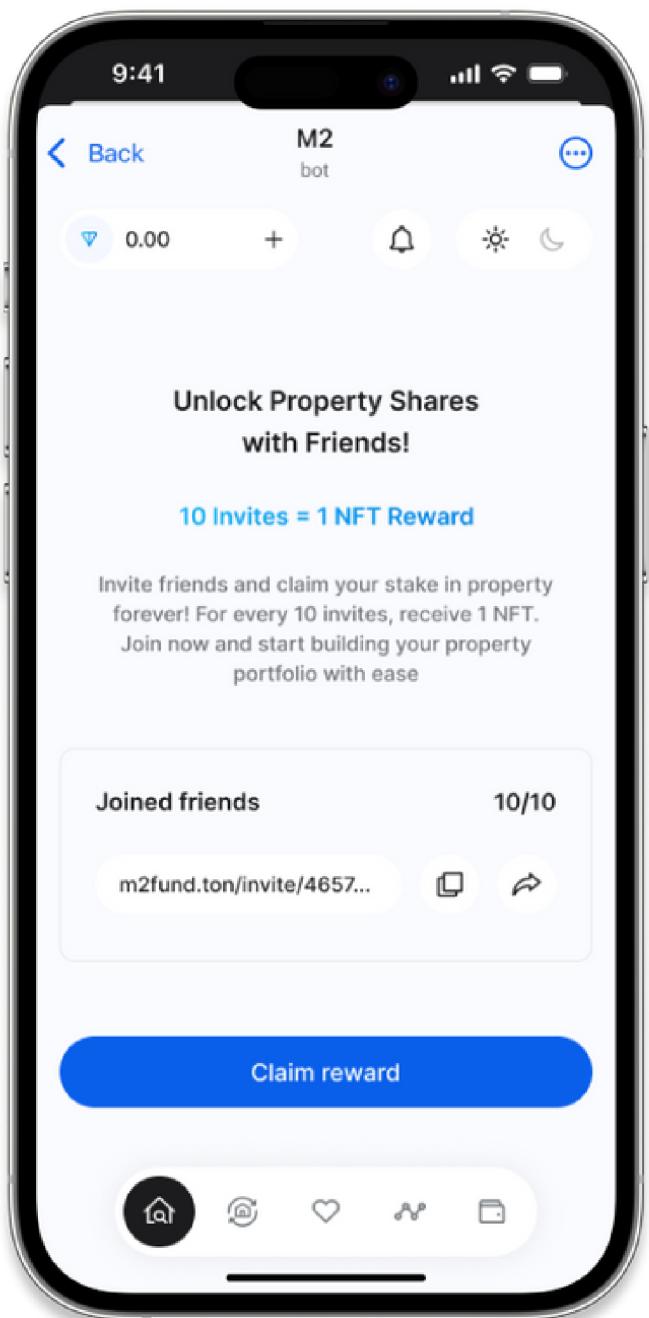


 **TON**
Ecosystem

 Telegram
Ads

The rest crypto & off-chain world

Viral mechanics



TON ecosystem impact

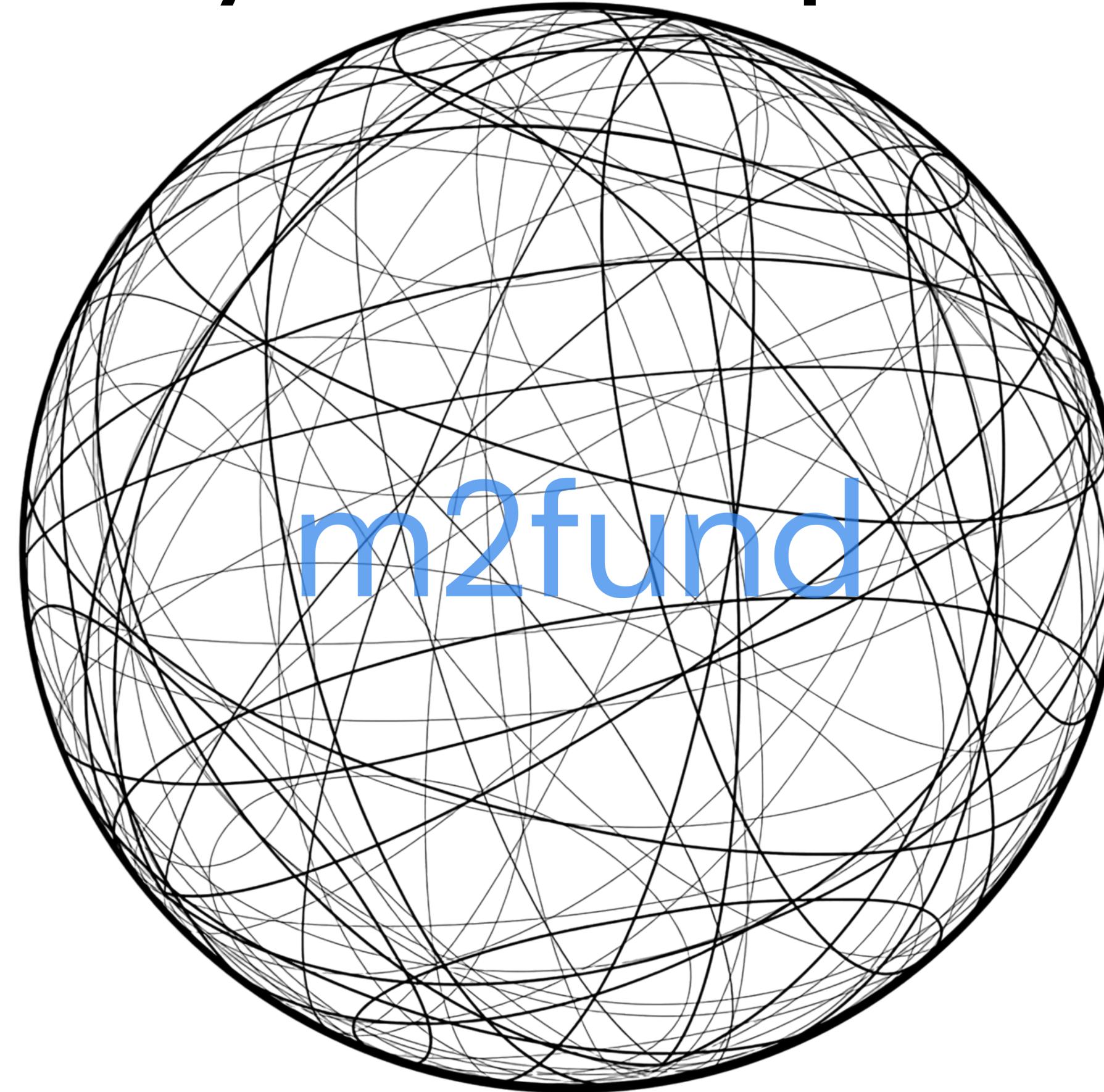
Wallets : user assets



Dex liquidity pool exchanges



Real assets digital ownership
marketplace



Jettons :



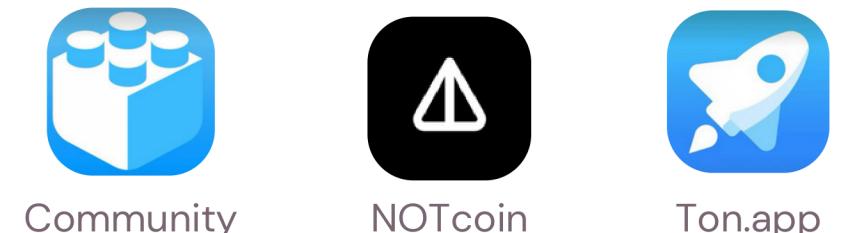
Fund native token

Staking & Lending assets



Tonstakers.com Bemo.finance Evaafinance

User acquisition & retention



Community NOTcoin Ton.app

Infrastructure tools



Tonviewer - Explorer

Ton connect - API

Ton storage - database

Ton dns - desktop app

Competitive Advantages

1 click

Purchase, ownership, income generation from real sector assets, without personal presence, in a native way

Access without limits

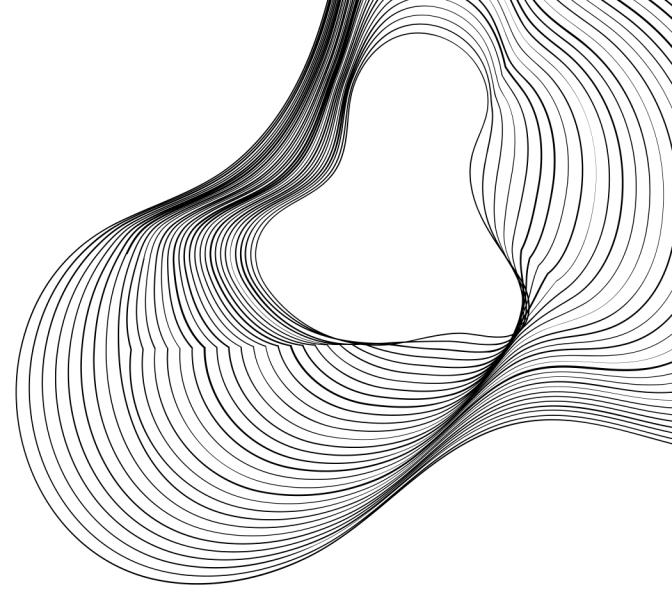
Access to investment in real sector assets of any scale in a resource-constrained environment

Speed & efficiency

High transaction speed and efficient use of idle capital

Security

Unlimited diversification of assets & risk portfolio with highest liquidity



Killer features

Asset performance selection

m2fund carries out an independent property valuation to assess the economic viability of the purchase

Total transparency

All m2fund operational activities are blockchain-based, providing access to view and verify information on asset composition, participants, ownership rights, incomes, and other transactions

Preinstalled investment strategy

Each property purchased jointly by clients has a calculated step-by-step m2fund management strategy with predictable indicators of profitability & ROI

Real digital property ownership

NFTs are irreplaceable, just like the ownership. Each digital ownership is equivalent to a physical bearer security specially designed by m2fund. Instead of traditional registries – blockchain where anyone can verify all immutable data

Safe asset depositary

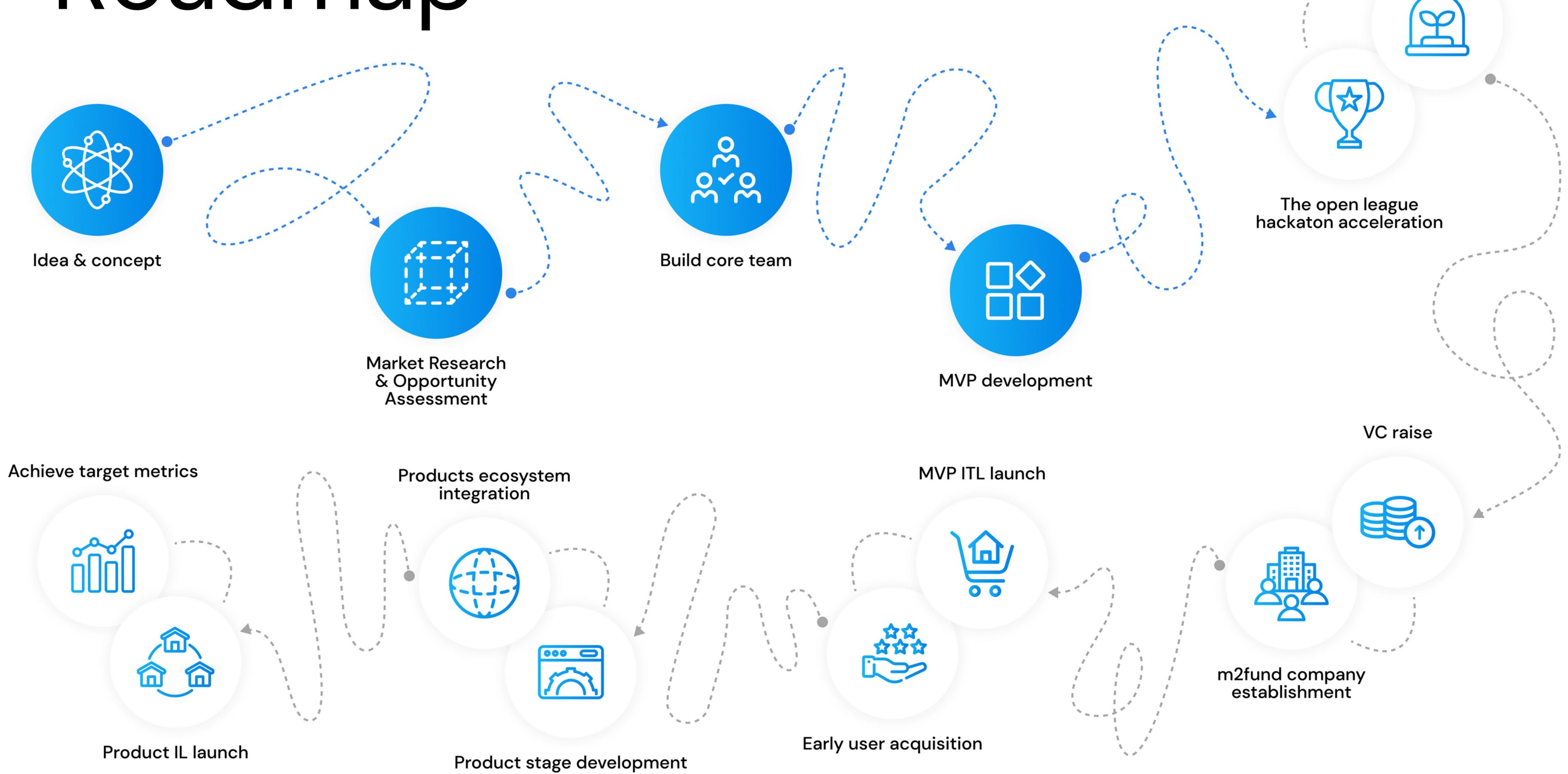
m2fund activities are licensed by government authorities. It can't dispose the asset independently without the quorum pool decision

Quorum – driving property management force

Your voice matters – take part in asset management & make any management decisions. m2fund executes the quorum decisions ensuring the investments safety

Roadmap

DFSA ITL application



Target metrics

1,2+ BN

UAE REAL ESTATE
TRANSACTIONS , \$

50+ M

COMISSIONS RECIEVED , \$

2+ M

USERS WALLET BASE

500+ K

MONTHLY ACTIVE USERS

1+%

MARKET SHARE

1+ BN

REAL ESTATE ASSETS
UNDER MANAGEMENT , \$

10+%

THE FUND'S ASSET
MANAGEMENT RETURN

1+ BN

TON TVL , \$

Legal



The DFSA actively supports innovation in financial services and the DIFC market through its Innovation Programme

Some of the key ways in which the DFSA supports innovation are:

- Running a licensed-sandbox, known as the DFSA Innovation Testing Licence (ITL) Programme, which enables ITL holders to test new and innovative financial products, services, and business models;
- Creating new policy regimes and adapting existing frameworks to accommodate new or evolving business models and their risks;
- Proactively engaging with the market and relevant participants, stakeholders and the broader community;
- Engaging with innovative start-ups in the DIFC Hive programmes;
- Working with international organisations , particularly through the Global Financial Innovation Network (GFIN), of which the DFSA is a founding member.



Our team



Mikalai Svetachev
Founder
Senior real estate advisor



Victoria Fomenok
Lead QA



Iryna Shyfryna
UX/UI Designer



Anastasiya Zhylinskaya
Business analyst



Dmitre Tretyak
TON core developer



Yehor Dubinskyi
Full-stack developer



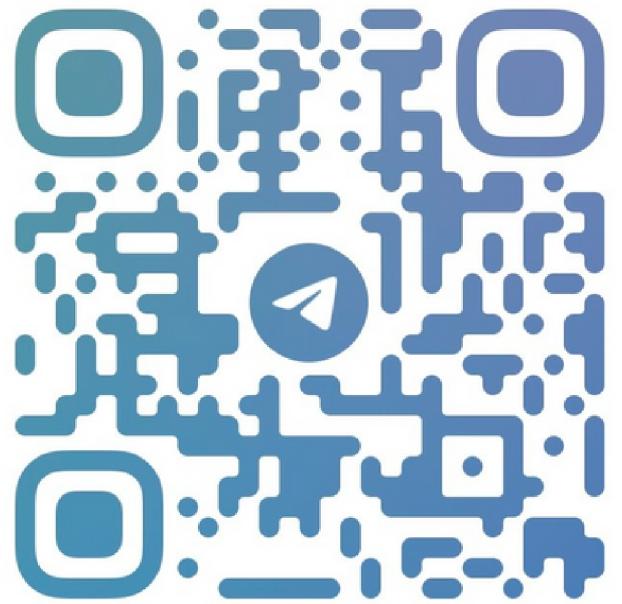
Roman Serediuk
Front-end developer



Aleksei Aleinikov
Full-stack developer
DevOps engineer

m2fund.ton

Join the web3 Evolution of Real World
Assets (Real Estate)



@REAL_ESTATE_M

Build for everyone on  TON

