



# WHITE PAPER



# Contents

01. Introduction	3
02. Tokenization of Real Estate Assets	4
2.1. Real Estate Tokenization Process	4
2.2. Benefits of Real Estate Tokenization	4
03. The Metastate Platform	5
3.1. Platform Architecture	5
3.2. User-Friendly Interface	5
3.3. Integration with Payment Systems	5
3.4. Advantages of Using the Cardano Blockchain	6
04. Benefits for Property Owners	7
4.1. Enhanced Liquidity	7
4.2. Passive Income Generation	7
4.3. Transparency and Security	7
05. Benefits for Investors	8
5.1. Real Estate Investment Opportunities	8
5.2. Yield Generation through Staking	8
5.3. Access to a Traditionally Restricted Market	8
06. Property Evaluation	9
6.1. Evaluation Methodology	9
6.2. Third-Party Verification	9
07. Partnerships and Ecosystem Development	10
7.1. Collaborations with Industry Stakeholders	10
7.2. Development of a Robust Ecosystem	10
08. Governance and Community Participation	11
8.1. Decentralized Governance Model	11
8.2. Community Engagement and Decision-Making	11
09. DJED Stablecoin and Transaction Security	12
10. METS Token	13
10.1. Token Utility and Benefits	13
10.2. Tokenomics and Distribution	13
10.3. Conclusion	13
11. Tokenenomics	14
12. Introducing the Metastate Collection - Genesis NFTs	16
12.1. Genesis NFTs and Collection Expansion	17
13. KYC, Anti-Money Laundering (AML), and Licensing in Portuguese Regulation	18
14. Metastate Roadmap	19
15. Disclaimer	22



# Introduction

The Metastate project aims to revolutionize the real estate market by leveraging blockchain technology and smart contracts. By introducing a decentralized platform, Metastate enables property owners to tokenize their assets, unlocking liquidity and opening up new investment opportunities. This whitepaper outlines the key features, benefits, and roadmap of the Metastate platform.



# Tokenization of Real Estate Assets

## 2.1. Real Estate Tokenization Process

Metastate allows property owners to convert their real estate assets into digital tokens. This process involves verifying ownership, conducting due diligence, and representing the property's value in the form of tokens on the blockchain. This tokenization process enables fractional ownership and easy transferability of property assets.

## 2.2. Benefits of Real Estate Tokenization

Tokenizing real estate assets offers several benefits. It enhances liquidity, as fractional ownership allows investors to buy and sell smaller portions of properties. It reduces barriers to entry, enabling a broader range of investors to participate in the real estate market. Tokenization also streamlines the transfer process, eliminating the need for intermediaries and reducing transaction costs.



# The Metastate Platform

## 3.1. Platform Architecture

The Metastate platform is built on the decentralized blockchain infrastructure of Cardano, leveraging its advanced features to ensure transparency, security, and immutability of property transactions. By utilizing Cardano's blockchain, Metastate benefits from a robust and scalable foundation for its real estate tokenization platform.

## 3.2. User-Friendly Interface

Metastate prioritizes user experience by offering an intuitive interface that simplifies property tokenization, investment management, and staking processes. The platform provides users with a user-friendly dashboard that presents comprehensive property details, transaction history, and investment performance. This streamlined interface enhances transparency and enables users to make informed decisions regarding their real estate investments.

## 3.3. Integration with Payment Systems

Metastate aims to seamlessly integrate with existing payment systems, including those supported by the Cardano ecosystem. This integration enables users to invest in properties using both traditional fiat currencies and digital currencies, providing flexibility and accessibility to a wide range of investors worldwide. By leveraging the Cardano network's interoperability, Metastate expands the possibilities for frictionless transactions within the platform.

### 3.4. Advantages of Using the Cardano Blockchain

The decision to utilize the Cardano blockchain for the Metastate platform offers several key advantages:

**Scalability:** Cardano's blockchain infrastructure is designed to handle high transaction volumes, ensuring that the Metastate platform can accommodate a growing user base and a large number of property transactions without compromising performance.

**Security:** Cardano employs a robust consensus mechanism and rigorous security protocols, providing a high level of protection for property transactions and user data. The platform benefits from the decentralized and immutable nature of the Cardano blockchain, minimizing the risk of fraud and unauthorized access.

**Sustainability:** Cardano's commitment to sustainability aligns with Metastate's vision of creating a long-term and environmentally friendly platform. The blockchain's energy-efficient proof-of-stake mechanism significantly reduces the carbon footprint associated with transaction processing.

**Interoperability:** The Cardano blockchain supports interoperability, allowing seamless integration with other blockchain networks and payment systems. This interoperability enhances the flexibility and accessibility of the Metastate platform, enabling users to transact with various digital and traditional currencies.

**Governance and Upgradability:** Cardano's blockchain incorporates a robust governance model that empowers stakeholders to participate in decision-making processes. This enables the Metastate community to have a voice in the evolution of the platform, ensuring its continuous improvement and adaptability to changing market needs.

By leveraging the advantages offered by the Cardano blockchain, Metastate can provide users with a secure, scalable, and user-friendly platform for real estate tokenization and investment.



# Benefits for Property Owners

## 4.1. Enhanced Liquidity

By tokenizing their properties on the Metastate platform, property owners gain access to a global market of investors interested in acquiring fractional ownership. This increased liquidity provides property owners with more flexibility in managing their assets and potentially unlocking additional value.

## 4.2. Passive Income Generation

By locking their tokens on the platform, property owners have the opportunity to earn passive income through staking. This means they can earn additional rewards based on the amount of tokens they hold and stake on the network.

## 4.3. Transparency and Security

Metastate offers transparency and security to property owners. Through the use of smart contracts and blockchain technology, all transactions are recorded and stored immutably. This reduces the risk of fraud and ensures that property owners can verify the authenticity of transactions.



# Benefits for Investors

## 5.1. Real Estate Investment Opportunities

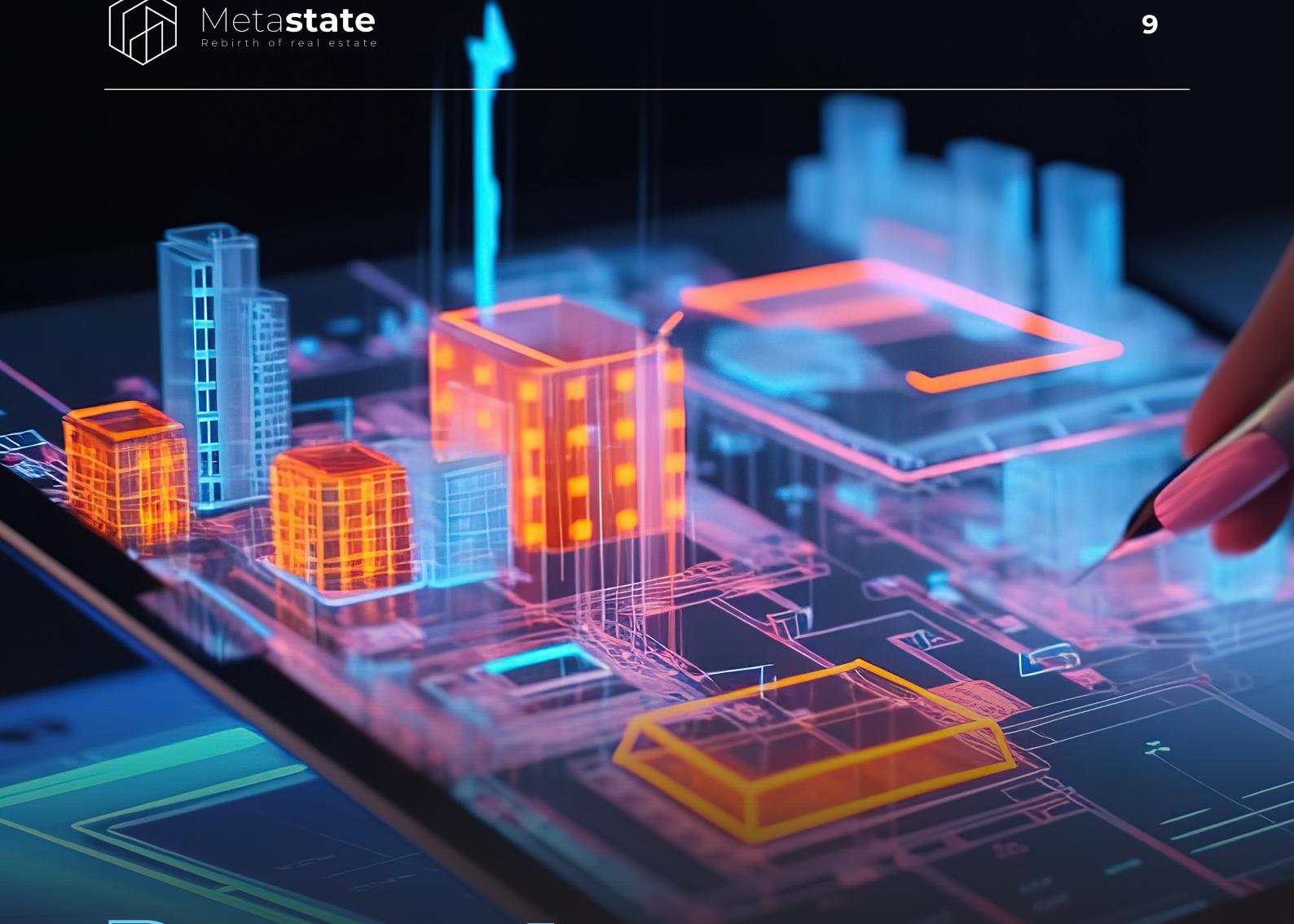
With Metastate, investors gain access to a global real estate investment market. They can acquire tokens representing fractions of properties, diversifying their investment portfolios and participating in a sector that historically had high entry barriers.

## 5.2. Yield Generation through Staking

Investors can also benefit from staking on the Metastate platform. By locking their tokens, they have the opportunity to earn passive income proportional to the number of tokens staked. This provides an additional income stream alongside the potential appreciation of real estate assets.

## 5.3. Access to a Traditionally Restricted Market

Metastate removes traditional restrictions in the real estate market, allowing investors from different parts of the world to participate in property investments. This expands investment opportunities and enables investors to diversify their portfolios geographically.



# Property Evaluation

## 6.1. Evaluation Methodology

Metastate employs a robust methodology to evaluate tokenized real estate properties. This methodology takes into account factors such as location, property condition, market trends, rental income potential, and historical data. This ensures that investors have access to accurate and reliable information when making investment decisions.

## 6.2. Third-Party Verification

To enhance trust and credibility, Metastate collaborates with third-party entities, such as independent property appraisers and auditors, to verify property valuations and ensure transparency in the evaluation process. This provides investors with an additional layer of assurance regarding the accuracy of property information.



# Partnerships and Ecosystem Development

## 7.1. Collaborations with Industry Stakeholders

Metastate actively seeks partnerships with industry stakeholders to strengthen its ecosystem. These partnerships may include financial institutions, real estate brokers, appraisal companies, and other entities related to the real estate market. This collaboration aims to add value to the platform by providing increased liquidity, access to resources, and specialized knowledge.

## 7.2. Development of a Robust Ecosystem

Metastate is committed to developing a robust and vibrant ecosystem around its platform. This includes creating active communities of investors, property owners, and developers, fostering idea exchange, collaboration, and mutual growth. The platform may also support real estate-related projects and initiatives, stimulating innovation and continuous evolution within the industry.



# Governance and Community Participation

## 8.1. Decentralized Governance Model

Metastate adopts a decentralized governance model, where important decisions are made transparently and participatively by the community. Token holders will have the opportunity to vote on proposals, platform improvements, and strategic matters, ensuring active participation in the development and evolution of Metastate.

## 8.2. Community Engagement and Decision-Making

Community engagement is essential to the success of Metastate. The platform will encourage active user interaction through forums, communication channels, and community events. Additionally, the Metastate team will seek constant feedback from the community to enhance the platform, adapt to market needs, and provide an exceptional real estate investment solution.



# DJED Stablecoin and Transaction Security

In order to ensure secure transactions on the Metastate platform, the project will utilize a stablecoin called DJED. DJED is a decentralized stablecoin pegged to a fiat currency, providing stability and reducing the volatility typically associated with cryptocurrencies. By using DJED as the primary medium of exchange within the platform, Metastate aims to provide transactional security and enhance the confidence of users.

# METS Token

As part of the Metastate ecosystem, we are excited to introduce the METS token. METS is a native utility token that serves as a fundamental element within the platform, providing various benefits to token holders.

## 10.1. Token Utility and Benefits

The METS token has several key utilities and benefits:

**Staking Rewards:** METS token holders can participate in the staking program and earn staking rewards based on the amount of tokens staked. Staking METS allows users to contribute to the security and stability of the network while earning a passive income.

**Platform Governance:** METS token holders have the power to participate in platform governance and decision-making processes. This allows the community to collectively shape the future development and direction of the Metastate platform.

**Access to Exclusive Features:** METS token holders gain access to exclusive features and functionalities within the Metastate ecosystem. These features may include priority access to new property tokenizations, enhanced investment opportunities, and other platform enhancements.

**Discounts and Benefits:** METS token holders may enjoy discounts on transaction fees, access to premium services, and special perks within the Metastate platform. These benefits are designed to reward and incentivize token holders for their ongoing support and engagement.

## 10.2. Tokenomics and Distribution

The METS token will be distributed through a fair and transparent process to ensure widespread accessibility and community participation. The total supply of METS tokens will be predetermined, with a portion allocated to private and public sales, community incentives, development, and ecosystem growth.

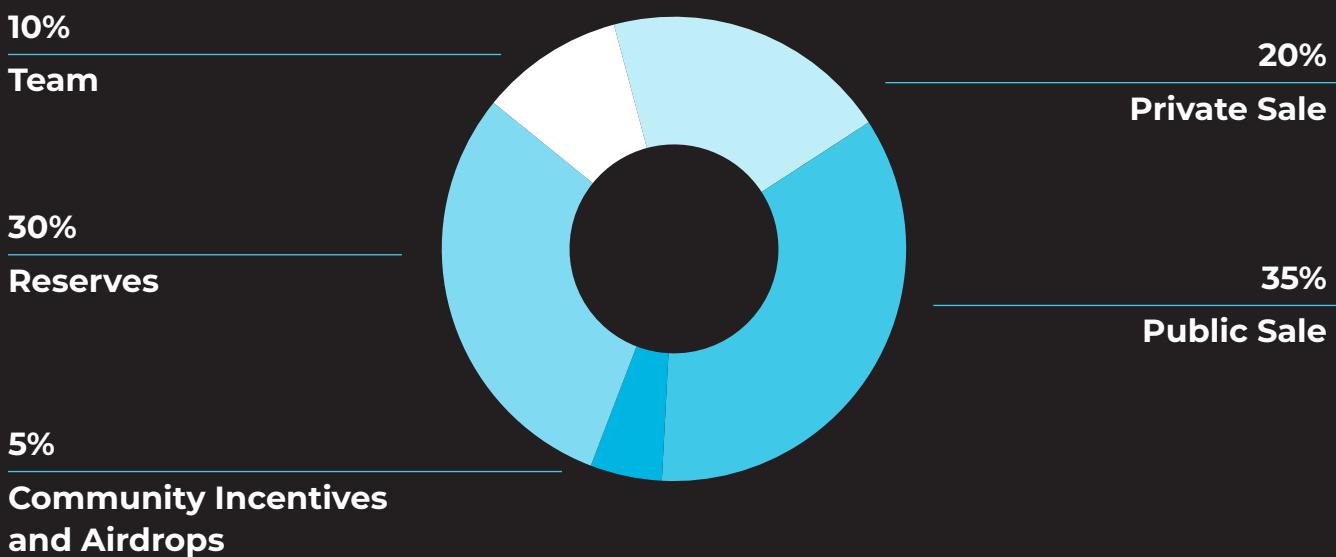
## 10.3. Conclusion

The introduction of the METS token adds an important layer of utility and value to the Metastate ecosystem. By staking METS, participating in governance, and enjoying exclusive benefits, token holders become integral members of the platform, contributing to its growth and success.



# Tokenenomics

To ensure the long-term sustainability and growth of the Metastate ecosystem, we have revised the token distribution plan to allocate a portion of the tokens for staking reserves. Drawing inspiration from successful projects in the blockchain space, we present the following example token distribution plan:



**Private Sale (20% of Total Supply):** The private sale phase will be conducted with strategic partners, early supporters, and investors who align with the vision and goals of the Metastate platform. This phase aims to secure initial funding and establish valuable partnerships. Participants in the private sale will receive their METS tokens at a discounted price.

**Public Sale (35% of Total Supply):** The public sale will be open to the wider community, allowing individuals to participate and acquire METS tokens. The tokens will be sold at a predetermined price that reflects the project's value proposition and market conditions.

**Community Incentives and Airdrops (5% of Total Supply):** A significant portion of the METS tokens will be allocated to incentivize and reward the Metastate community. These tokens will be distributed through various mechanisms, including airdrops, referral programs, and community engagement initiatives.

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**Reserves (30% of Total Supply):** A substantial portion of the tokens will be reserved for staking over the coming years. These tokens will be allocated to incentivize token holders to stake their METS tokens and participate in securing the network. The staking rewards will be distributed on a regular basis, providing token holders with a passive income stream while contributing to the platform's security and decentralization.

**Team (10% of Total Supply):** A portion of the tokens will be allocated to the Metastate team to ensure their dedication and commitment to the project's success. These tokens will be distributed gradually over time, aligning with the project's roadmap and milestones. The maximum supply of METS tokens will be set at 45 billion, and the estimated annual reward rate for staking will be between 5% to 6%. The monetary expansion rate is set at 0.3% per epoch, ensuring a controlled and sustainable growth of the token supply.

The METS token on the Metastate platform operates similarly to ADA on Cardano's network, serving three main purposes:

**Staking:** METS token holders can stake their tokens to participate in the consensus mechanism and secure the network. Stakers will earn rewards in METS tokens based on their staked amount and duration.

**Fees:** METS tokens are used to pay for transaction fees within the Metastate ecosystem. These fees ensure the smooth operation of the platform and incentivize proper resource allocation.

**Governance:** METS token holders who stake their tokens will have the ability to participate in on-chain governance. They can vote on proposals related to network upgrades, development initiatives, and community projects, ensuring a decentralized decision-making process.

The tokenomics model presented ensures a fair distribution of rewards, encourages stakeholder engagement, and provides the necessary resources for the continuous growth and success of the Metastate ecosystem.



# Introducing the Metastate Collection - Genesis NFTs

In addition to the core functionalities of the Metastate platform, we are thrilled to introduce the Metastate Collection - Genesis, a collection of 10,000 unique non-fungible tokens (NFTs). These NFTs will be available in four tiers: Bronze, Silver, Gold, and Diamond. Each tier represents a different level of rarity and associated benefits for token holders.



**Bronze Tier**  
provide holders  
with a 2% boost to  
profitability.



**Silver Tier**  
provide holders  
with a 3% boost  
to profitability.



**Gold Tier**  
provide holders  
with 4% boost to  
profitability.



**Diamond Tier**  
represents the highest  
level of rarity and  
benefits, offering a 5%  
boost to profitability.

It is important to note that only the highest-value NFT in a wallet is considered for calculating the boost, and multiple NFTs do not accumulate their respective boosts.



## 12.1. Genesis NFTs and Collection Expansion

### **Genesis NFT Release**

The release of the Genesis NFT collection will follow a carefully planned roadmap:

**Phase 1:** Pre-sale and Early Access - Prior to the public launch, a pre-sale will be conducted to provide early access and exclusive benefits to a select group of participants.

**Phase 2:** Public Sale and Distribution - The public sale of Genesis NFTs will commence, allowing a wider audience to acquire these unique digital assets. Distribution will be carried out securely on the blockchain.

### **Conclusion**

The introduction of the Metastate Collection - Genesis NFTs brings an exciting dimension to the Metastate platform. With four tiers of rarity and associated benefits, Genesis NFTs offer users the opportunity to boost their profitability and engage in the unique world of digital collectibles. As we continue to expand the collection and provide ongoing benefits to our community, Metastate aims to create a vibrant ecosystem that combines the potential of real estate tokenization with the innovative and creative possibilities of NFTs.

# KYC, Anti-Money Laundering (AML), and Licensing in Portuguese Regulation

Metastate acknowledges the importance of complying with regulatory requirements, including Know Your Customer (KYC) procedures, Anti-Money Laundering (AML) measures, and obtaining the necessary licenses. As a platform operating in the real estate and financial sectors, we prioritize the following aspects:

**KYC Procedures:** To ensure compliance with Portuguese regulations, Metastate will implement robust KYC procedures. This involves verifying the identity of users, collecting relevant personal information, and conducting due diligence checks to prevent fraudulent activities and ensure a secure and transparent environment.

**AML Measures:** Metastate is committed to implementing comprehensive AML measures to prevent money laundering and the financing of illegal activities. We will establish procedures to monitor transactions, identify suspicious activities, and report any potential concerns to the appropriate authorities, in compliance with Portuguese AML regulations.

**Licensing:** Metastate recognizes the importance of obtaining the necessary licenses to operate legally and transparently. We will work closely with regulatory bodies in Portugal to ensure compliance with applicable laws and obtain the required licenses and permits for operating as a real estate investment platform and digital asset provider.



**Regulatory Compliance:** Metastate will continuously monitor changes in Portuguese regulations and adapt our platform accordingly. We will engage legal experts and compliance professionals to ensure that our operations align with evolving regulatory standards, promoting investor protection and maintaining a trustworthy ecosystem.

By adhering to KYC procedures, implementing strong AML measures, obtaining relevant licenses, and actively engaging with regulatory bodies, Metastate aims to provide a secure and compliant platform for real estate investment. We are committed to maintaining high standards of transparency, security, and regulatory compliance to protect the interests of our users and contribute to the integrity of the financial system.

Please note that specific details regarding KYC procedures, AML measures, and licensing requirements will be outlined in the official terms and policies of the Metastate platform, ensuring compliance with Portuguese regulations and providing a clear framework for user participation.

## Metastate Roadmap

The following is a detailed roadmap outlining the key milestones and development stages for the Metastate platform:



### Phase 1: Conceptualization and Development

**Q1 2023:** Project Inception - The idea for Metastate is conceived, and the core team is formed. Extensive research and analysis are conducted to shape the platform's vision and goals.

**Q2 2023:** Whitepaper and Tokenomics - The whitepaper is finalized, outlining the platform's architecture, functionalities, and tokenomics. The team conducts internal reviews and seeks feedback from industry experts.

**Q3 2023:** Team Expansion and Partnerships - The core team expands with the addition of key talents across various domains. Partnerships with industry-leading organizations and blockchain experts are established to enhance the project's credibility and expertise.

**Q4 2023:** Token Pre-sale and Public Sale - The Metastate Token (Mets) - In the fourth quarter of 2023, we are thrilled to launch the Metastate Token (METS) as the heart of our ecosystem. METS will serve as the primary utility token, powering transactions, staking, and accessing exclusive features within the Metastate platform.



With the release of METS, users will have the opportunity to participate in the Metastate ecosystem, unlocking a wide range of benefits. By holding and staking METS, users can earn attractive staking rewards, providing a passive income stream while contributing to the security and stability of the network.

As the native token of Metastate, METS will facilitate seamless and secure transactions within the platform. Whether it's acquiring fractional ownership of properties, trading NFTs, or participating in exclusive events, METS will be the key to unlocking the full potential of the Metastate ecosystem.

We are dedicated to creating a vibrant and thriving community around METS, offering ongoing incentives and rewards to token holders. METS will also play a crucial role in the governance of the platform, enabling token holders to participate in decision-making processes and shape the future of Metastate.

Stay tuned for more updates as we approach the launch of the METS token. We are excited to embark on this journey with our community, bringing innovation, transparency, and profitability to the world of real estate investment through the power of Metastate and METS.

**Q4 2023:** Genesis NFT Release - The Metastate Collection - Genesis NFTs are introduced, offering users the opportunity to boost their profitability and engage in the world of digital collectibles. The NFT release follows a carefully planned roadmap, including pre-sale and public sale phases.



## Phase 2: Platform Development

**Q1 2023:** Blockchain Integration - Metastate selects the Cardano blockchain as the underlying infrastructure due to its scalability, security, and sustainability features. Integration with the Cardano network begins, leveraging its advanced smart contract capabilities.

**Q3 2023:** MVP Development - The Minimum Viable Product (MVP) development commences, focusing on core functionalities such as property tokenization, ownership transfers, and staking mechanisms. User interface design and user experience optimization are prioritized during this phase.

**Q4 2023:** MVP Testing and Feedback - The MVP undergoes rigorous testing and auditing to ensure security, performance, and functionality. External beta testing is conducted to gather user feedback and refine the platform based on user insights.



## Phase 3: Platform Launch and Expansion

**Q1 2024:** Public Launch - The Metastate platform is officially launched to the public. The platform opens for property tokenization, investment, and staking.

**Q3 2024:** Platform Enhancement and Community Growth - Continuous enhancements and updates are made to the Metastate platform based on user feedback and market demands. Community engagement initiatives, educational resources, and partnerships are established to foster a growing and supportive user base.

**Q4 2024 and Beyond:** Expansion and Integration - Metastate aims to expand its ecosystem by integrating with external payment systems, real estate platforms, and other blockchain networks. Strategic partnerships are formed to broaden the range of investment opportunities and enhance user convenience.

This roadmap provides a general overview of the key milestones and timelines for the Metastate project. However, it is subject to adjustments based on market conditions, technological advancements, and regulatory considerations. The team remains committed to delivering a secure, user-friendly, and innovative platform that revolutionizes the real estate investment landscape.

# Disclaimer

The following disclaimer applies to the Metastate project and its associated whitepaper:

## 14.1. No Financial or Investment Advice:

The information presented in this whitepaper is for informational purposes only and should not be considered as financial or investment advice. The content provided does not constitute an offer to buy or sell securities or participate in any investment activity. Readers are encouraged to conduct their own research and seek professional advice before making any financial decisions.

## 14.2. Risks and Uncertainties:

The Metastate project involves inherent risks and uncertainties associated with the real estate and cryptocurrency industries. These risks include but are not limited to market volatility, regulatory changes, technological vulnerabilities, and economic factors. The project team does not guarantee the accuracy or completeness of the information provided, and readers should be aware of the potential risks involved.

## 14.3. Regulatory Compliance:

The Metastate project aims to comply with applicable laws, regulations, and licensing requirements. However, the regulatory landscape surrounding cryptocurrencies, blockchain technology, and real estate tokenization is evolving and subject to change. The project team cannot guarantee full compliance with future regulations and advises users to stay updated on relevant legal frameworks in their jurisdiction.

## 14.4. No Warranty or Guarantee:

The Metastate project and its team make no warranties or guarantees regarding the accuracy, reliability, or completeness of the information presented in this whitepaper. The project is subject to various external factors and dependencies that may impact its development and outcomes. Users should assess the project's risks and potential rewards based on their own evaluation and understanding.

## 14.5. Forward-Looking Statements:

This whitepaper may contain forward-looking statements that reflect the project team's expectations and beliefs regarding future developments, events, and outcomes. These statements are based on current information and assumptions, and actual results may differ materially from those expressed or implied. The project team disclaims any obligation to update or revise any forward-looking statements.

## 14.6. User Responsibility:

Users of the Metastate platform are responsible for their own actions, investments, and compliance with applicable laws. The project team cannot be held liable for any financial losses, damages, or legal consequences resulting from user decisions or activities related to the platform.

## 14.7. Intellectual Property:

The intellectual property rights, including copyrights and trademarks, associated with the Metastate project and its materials belong to the project team. Unauthorized use, reproduction, or distribution of the project's intellectual property is strictly prohibited.

By accessing and reading this whitepaper, you acknowledge and agree to the above disclaimers and understand that the Metastate project is subject to various risks and uncertainties. It is recommended to seek professional advice and carefully evaluate the project's suitability and risks before participating.



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