



# GREAT BARRIER REEF

AUSTRALIA

## GREAT KEPPEL ISLAND

—  
ONE ISLAND  
17 WORLD CLASS BEACHES  
NESTLED UPON A WORLD  
HERITAGE LOCATION

GREAT KEPPEL ISLAND

**UNIQUE ISLAND RESORT  
ASSET BACKED TOKEN**



# THE GREAT KEPPEL ISLAND TOKEN IS A BLOCKCHAIN BACKED MANAGED INVESTMENT SCHEME OPPORTUNITY

## KEY FEATURES

- 1 ONE OF THE WORLD'S FIRST BLOCKCHAIN BACKED MANAGED INVESTMENT SCHEMES
- 2 TOKEN HOLDERS WILL RECEIVE RESORT BENEFITS AND PROFITS (IF ANY)
- 3 THERE IS ONLY A LIMITED NUMBER OF TOKENS AVAILABLE. NO FURTHER TOKENS WILL EVER BE ISSUED
- 4 GREAT KEPPEL IS ONE OF THE BEST ISLANDS IN THE GREAT BARRIER REEF WITH ACCESS TO 17 WHITE SANDY BEACHES
- 5 UNPRECEDENTED OPPORTUNITY





# GKI TOKEN OVERVIEW

## TOKEN TYPE: ETHEREUM ERC20

<b>Tokenholder Benefits</b>	Tokenholders will be entitled to participate in the profits (if any) and to a series of benefits, discounts and related opportunities depending upon investment thresholds
<b>Start</b>	September 1st, 2018
<b>End</b>	September 12th, 2018 (11:00AM GMT)
<b>Ethereum Token exchange rate</b>	The Ethereum exchange rate will be announced at the launch of our presale
<b>Number of tokens for sale</b>	500 Million
<b>Acceptable currencies</b>	All FIAT, BTC & ETH
<b>Minimum investment amount per investor</b>	Pre Sale, \$100,000 USD Main Sale \$1000 USD or cryptocurrency equivalent at time of application
<b>Soft cap / minimum subscription</b>	\$95Million USD
<b>Hard cap</b>	\$220Million USD
<i>Private sale and Pre-sale is open only to Sophisticated Investors</i>	

## ICO SALE

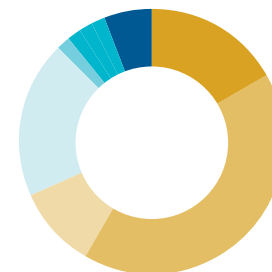
### TOKEN GENERATION EVENT

STAGE	TIMELINE	COST (USD)	RAISE CAP	NUMBER OF TOKENS
Private Sale	Now	0.2	15,000,000	75,000,000
Presale	2 Weeks	0.4	100,000,000	250,000,000
<b>MAIN SALE IN STAGES – WEEKLY</b>				
Stage 1	1 Week	0.50	45,000,000	90,000,000
Stage 2	1 Week	0.60	30,000,000	50,000,000
Stage 3	1 Week	0.80	20,000,000	25,000,000
Stage 4	1 Week	1.00	10,000,000	10,000,000
<b>TOTAL</b>	7-8 Weeks		220,000,000	500,000,000

## TOKEN ISSUANCE

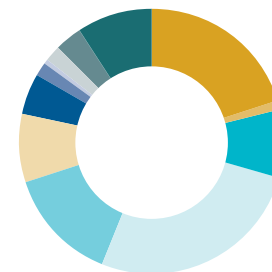
**Total Supply:** 1.2 Billion

Reserve	200,000,000
Token Generation Event	500,000,000
Land Owner	120,000,000
Team and Advisors	230,000,000
Bounty	20,000,000
Partners	60,000,000
Additional Supply	70,000,000
<b>Total</b>	1,200,000,000



## USE OF FUNDS (USD)

GKI Acquisition	44,000,000
Cost of Acquisition	2,500,000
Air Strip	18,500,000
Hotel	59,000,000
Marina Dev	30,000,000
Working Cap	18,500,000
Marketing	11,000,000
Legal and Admin	4,000,000
Audit	1,000,000
Technology	4,000,000
Cost of Raise	7,500,000
Reserve	20,000,000
<b>Total</b>	220,000,000



# GREAT KEPPEL ISLAND OVERVIEW

## A RARE OPPORTUNITY TO CREATE THE WORLD'S PREMIER ECO-LUXURY ISLAND RESORT & VILLA DEVELOPMENT

Great Keppel Island is uniquely located to capture the imagination and attention of the world. Boasting 17 white sandy beaches, 27 kilometres of pristine coastline and surrounded by stunning coral reefs, the Island presents a rare and unique opportunity to create an integrated resort development like no other in the world.

This unrivalled project has secured one of the largest development approvals ever to be issued in the Great Barrier Reef World Heritage Area and has been designed to be a world leader in global environmental tourism.

We believe the Great Keppel Island project token offering will be compelling to both domestic and international investors.



LONG BEACH

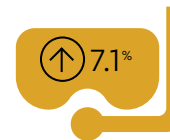
## MARKET HIGHLIGHTS



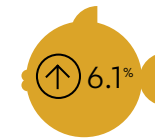
7 CONSECUTIVE YEARS OF VISITATION GROWTH IN QLD



4.6% GROWTH - TOURISM MARKET IN 2017



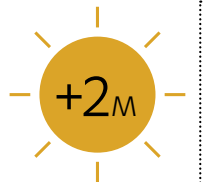
GREAT BARRIER REEF (GBR) DOMESTIC VISITATION +7.1% IN 2017



GBR INTERNATIONAL VISITATION +6.1% IN 2017



4.5 DAYS AVERAGE LENGTH OF STAY IN GBR



2017 SET A NEW RECORD FOR VISITATION TO GBR WITH 2,152,000 VISITORS



# PROJECT SUMMARY

PROPERTY	GREAT KEPPEL ISLAND
Location	Great Barrier Reef, Australia
Site Area	970 hectares
Tenure	Queensland State Government leasehold tenure - combination of perpetual lease and 100 year leases
Infrastructure	Queensland State Government to provide power and water connection services (\$25M incentive)
Current Development Approval	389,000m <sup>2</sup> of approved gross floor area comprising hotel rooms, apartments, villas and retail space: <ul style="list-style-type: none"> <li>- 250-room beachfront hotel</li> <li>- 300 luxury apartments</li> <li>- 750 luxury villas</li> <li>- 9,000m<sup>2</sup> of retail shops</li> <li>- 18 hole internationally designed golf course</li> <li>- 545 hectare environmental protection precinct</li> <li>- 250-berth marina; and</li> <li>- 1.5 kilometre commercial airstrip capable of direct flights to Sydney, Brisbane and Cairns</li> </ul>
Current Accessibility	Existing 800m sealed airstrip providing direct air access from Rockhampton airport and daily ferry service from Rosslyn Bay

WRECK BEACH  
Great Keppel Island



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# DEVELOPMENT VISION

GREAT KEPPEL ISLAND  
Artist Impression



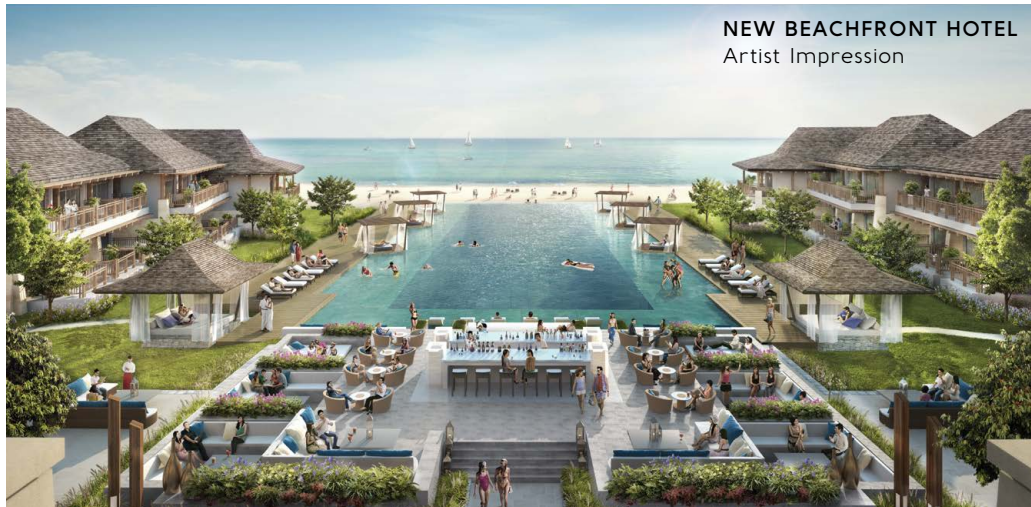
## LEGEND

- 1. Fisherman's Beach Hotel
- 2. 250 Berth Marina
- 3. Retail Village and Apartments
- 4. Ferry Terminal
- 5. Commercial Airstrip
- 6. Internationally designed Golf Course
- 7. Luxury Villas

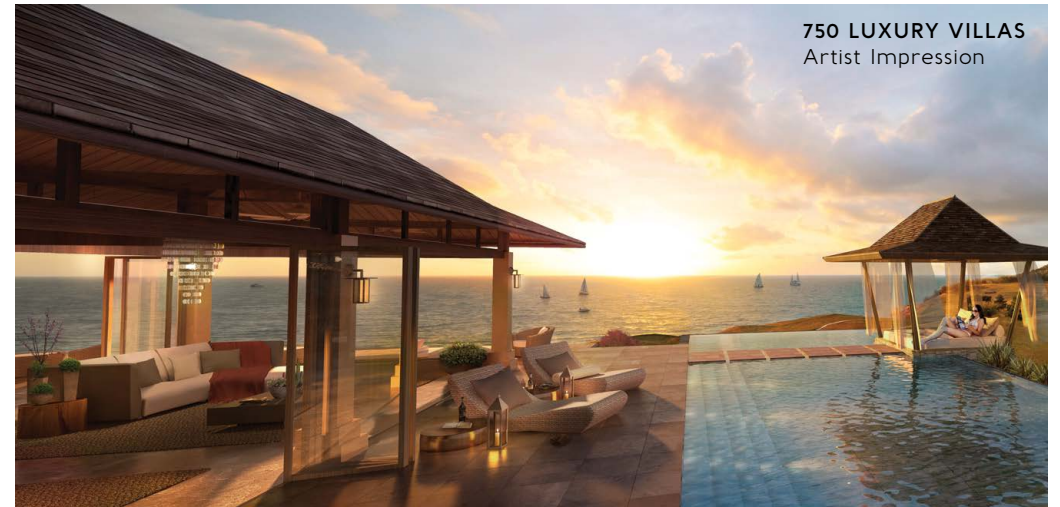




250 BERTH MARINA  
& RETAIL VILLAGE  
Artist Impression



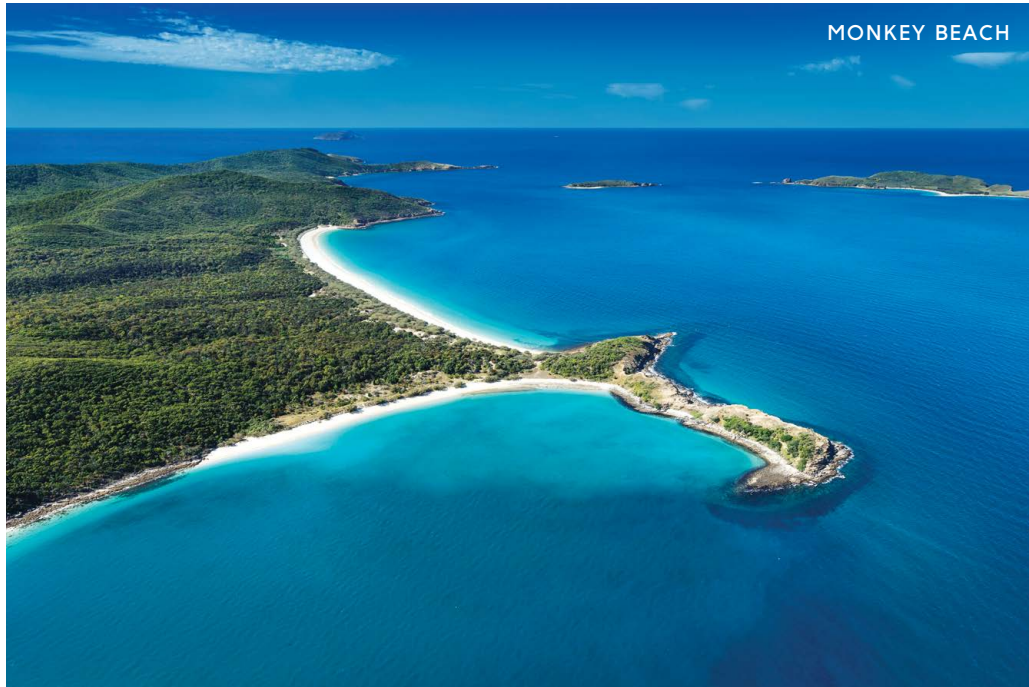
NEW BEACHFRONT HOTEL  
Artist Impression



750 LUXURY VILLAS  
Artist Impression

# DEVELOPMENT VISION





MONKEY BEACH



CLAM BAY



RED BEACH



FISHERMAN'S BEACH

## GREAT KEPPEL ISLAND BEACHES

*The Island boasts 17 pristine natural white sandy beaches, rivalling the world's best.*



# PROJECT PARTNERS

## LEAD PARTNERS

**W.** [theiotgroup.com](http://theiotgroup.com)

**W.** [IBAC.io](http://IBAC.io)

## **IOT GROUP / IBAC**

International Blockchain Advisory Corporation (IBAC) advises clients on how to benefit from the use of the Blockchain protocol. IBAC has partnered with Lakeba Group and Xplora Capital to work with clients to develop Blockchain solutions and opportunities for their assets and businesses.

IBAC is taking the first mover advantage, rapidly expanding its blockchain capabilities and specifically targeting asset backed Tokenisation Projects in the tourism, energy, infrastructure and resource sectors.



## TECHNOLOGY PARTNER

**W.** [lakeba.com](http://lakeba.com)

## **LAKEBA**

Lakeba is designing and building the blockchain solution and GKI tokens. Lakeba provides development and commercialization services to many enterprise organisations with a strong focus in the area of blockchain.



## FUNDING PARTNER

**W.** [xplora.capital](http://xplora.capital)

## **XPLORA.CAPITAL**

Xplora Capital Management Pty Ltd is the Investment Adviser of the Xplora Diversified Digital Asset Fund. The fund is an open ended collective investment scheme, targeting a diversified mix of digital

assets. Xplora has been given exclusive rights for distribution of the pre-sale rounds.



## LEGAL PARTNER

**W.** [piperalderman.com.au](http://piperalderman.com.au)

## **PIPER ALDERMAN**

We are engaging Piper Alderman, a commercial law firm over 60 partners and 300 staff across Australia, to advise on the tokenisation of Great Keppel Island. The Blockchain Group at Piper Alderman has deep technical understanding of Blockchain and has

advised a number of significant Australian-based Blockchain projects to date.





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# AN ICONIC AUSTRALIAN ISLAND. A UNIQUE BLOCKCHAIN OPPORTUNITY.

## CONTACT

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