



GREAT BARRIER REEF

AUSTRALIA

GREAT KEPPEL ISLAND

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

GREAT KEPPEL ISLAND TOKENISATION OPPORTUNITY

**UNIQUE ISLAND RESORT
ASSET BACKED TOKEN**



GREAT KEPPEL ISLAND 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 TOKENISATION OVERVIEW



TOKEN TYPE: ETHEREUM ERC20

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

ICO SALE

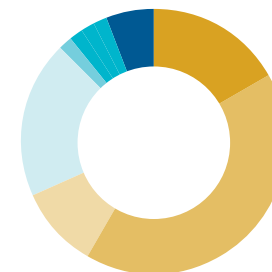
TOKEN GENERATION EVENT

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
MAIN SALE IN STAGES – WEEKLY				
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
TOTAL	7-8 Weeks		220,000,000	500,000,000

TOKEN ISSUANCE

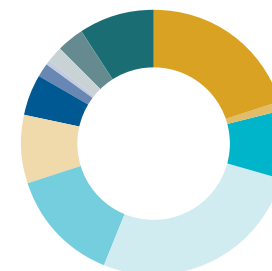
Total Supply: 1.2 Billion

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
Total issued	1,000,000,000



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
Total	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 approval 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

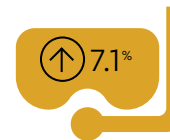
MARKET HIGHLIGHTS



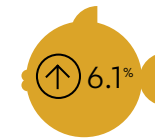
7 CONSECUTIVE YEARS OF VISITATION GROWTH IN QLD



4.6% GROWTH - TOURISM MARKET IN 2017



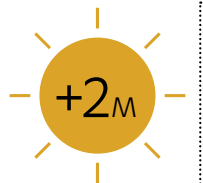
GREAT BARRIER REEF (GBR) DOMESTIC VISITATION +7.1% IN 2017



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 ² of approved gross floor area comprising hotel rooms, apartments, villas and retail space: <ul style="list-style-type: none"> - 250-room beachfront hotel - 300 luxury apartments - 750 luxury villas - 9,000m² of retail shops - 18 hole internationally designed golf course - 545 hectare environmental protection precinct - 250-berth marina; and - 1.5 kilometre commercial airstrip capable of direct flights to Sydney, Brisbane and Cairns
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

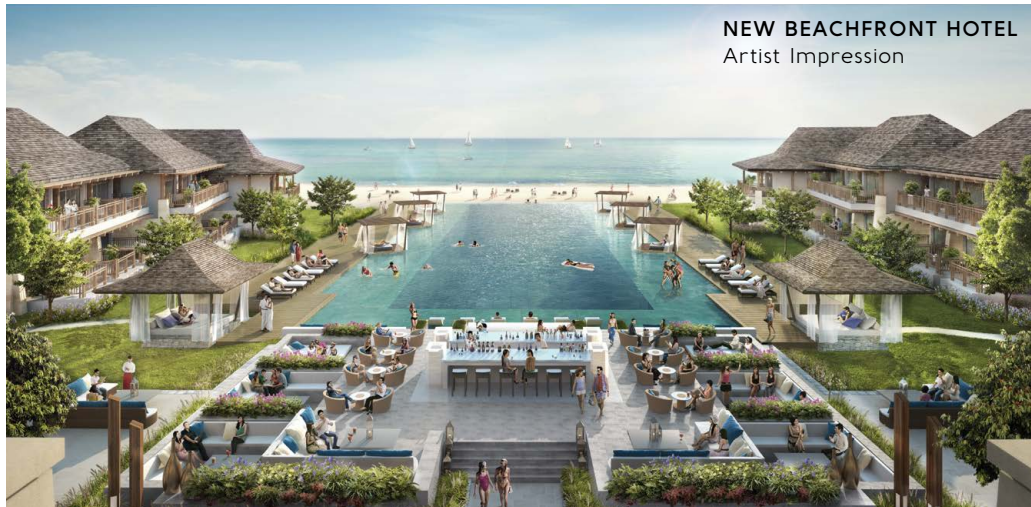


LEGEND

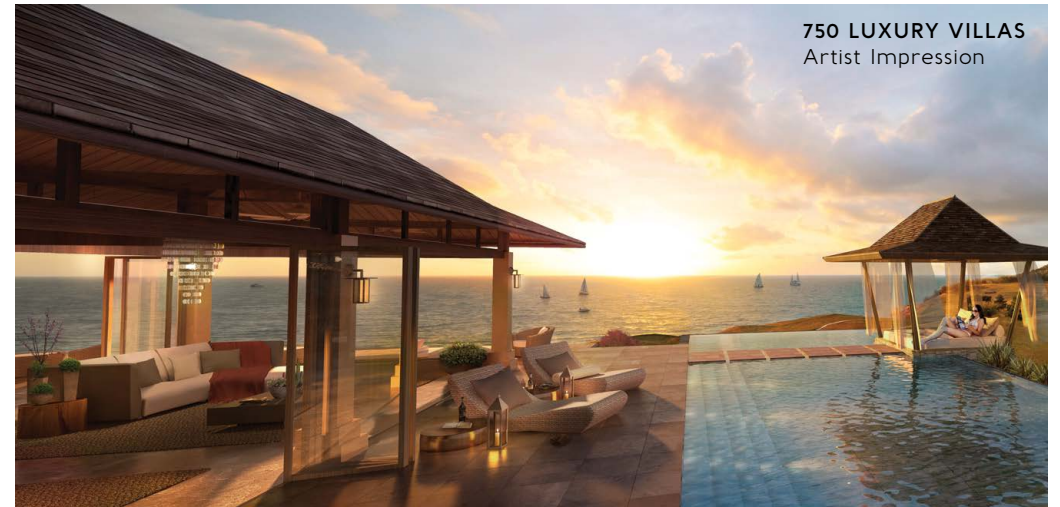
- 1. Fisherman's Beach Hotel
- 2. 250 Berth Marina
- 3. Retail Village and Apartments
- 4. Ferry Terminal
- 5. Commercial Airstrip
- 6. Internationally designed Golf Course
- 7. Luxury Villas



250 BERTH MARINA
& RETAIL VILLAGE
Artist Impression

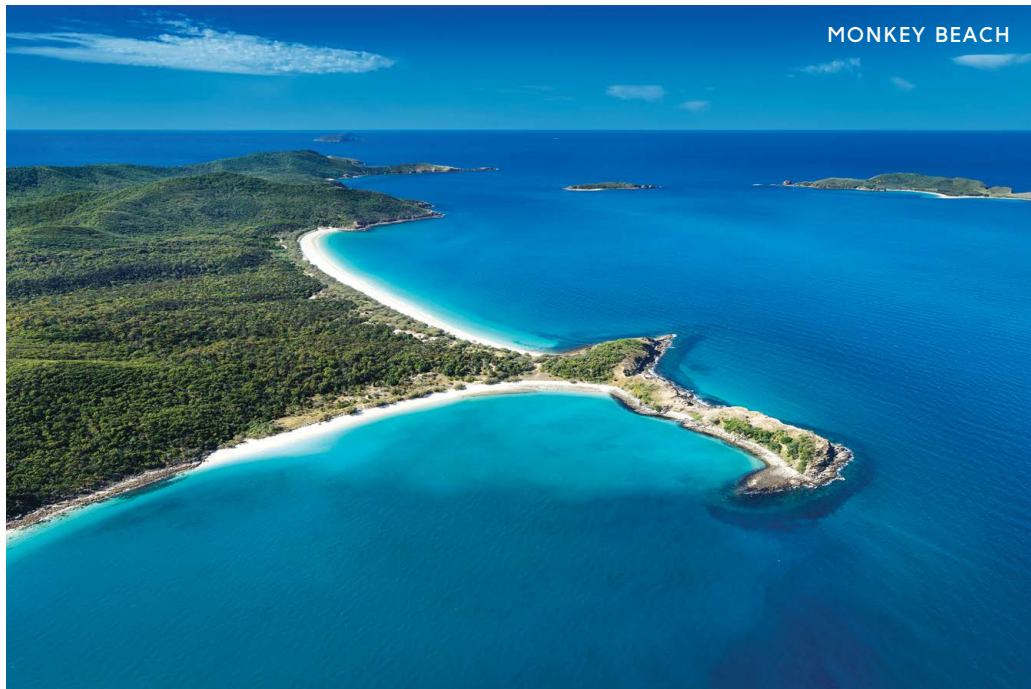


NEW BEACHFRONT HOTEL
Artist Impression



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

W. 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

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

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

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.



AN ICONIC AUSTRALIAN ISLAND. A UNIQUE BLOCKCHAIN OPPORTUNITY.

CONTACT

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DISCLAIMER

- This information sheet has been prepared by Propertybay Pty Limited, ACN 626 520 849 (Company), and is dated 4th July 2018. This information sheet has not been prepared in relation to an offer.
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- **Monetary values:** All currency is US dollars (\$) unless stated otherwise.
- The token issue referred to in this document is subject to any required regulatory approvals both in Australia and in any countries where an offer is made.