

Whitepaper: Broad Peak Realty

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1. Executive Summary

1.1 Project Overview

Broad Peak Realty is a purpose-built co-working space designed to meet the evolving demands of freelancers, startups, and corporations. Situated in DHA 1, Sector F, Rawalpindi, the building spans 21,000 square feet across five floors (including basement) and offers seating capacity over 380 seats. The project is on track to be completed by January 2025, and offers serviced offices, conference rooms, private meeting rooms, and a rooftop café. With an estimated 5% rental yield per annum, Broad Peak Realty is designed to generate consistent passive income for investors while supporting the modern, collaborative work culture of the changing demographics.

1.2 Project Vision:

Broad Peak Realty hone the trending coworking market space with a strong commitment to create space and environment for teams to not just work but grow, collaborate, do braver work together and pioneer whatever comes next. Instead of just lending desks, Broad Peak Realty aims to encompass all aspects of work life. Designed to enable people and businesses to grow in the realms of the physical and digital world.

1.3 Key Highlights:

- **Location:** DHA 1, Sector F, Rawalpindi
- **Project Size:** 21,000 square feet
- **Completion Year:** January 2025
- **Token Price:** PKR 35,000 per sq. ft.
- **Rental Agreement (DaftarKhwan):** PKR 150 / sqft Monthly.
- **Seating Capacity:** 380+ seats
- **Rental Yield:** 5% per annum
- **Investment Model:** Partial ownership via tokenization on a blockchain platform
- **Business use Case:** Co-working space with high-end facilities, designed for entrepreneurs and professionals.
- **Partnership:** DaftarKhwan Co-Working

1.4 About Daftarkhwan Partnership

Daftarkhwan is a meeting point for entrepreneurs and a resource palette for startups and exclusive enterprises. Daftarkhwan offers community, premium coworking spaces and fully furnished offices. Adapted to the evolving needs of the modern day, Daftarkhwan forges a community of leaders and freethinkers, empowering them to take the lead.

Broad Peak Realty x Daftarkhwan: Recognizing the evolving dynamics of workspace preferences and the rural-to-urban migration trends, Broad Peak Realty has collaborated with Daftarkhwan to offer state-of-the-art co-working spaces that cater to the rising demand for modern, flexible offices. Daftarkhwan has tentatively agreed to:

- **Rental Income:** PKR 150 per sq. ft. per month
- **Lease Tenure:** 10 Years
- **Rental Income Increment:** 7.5% Yearly

1.5 Why You Can't Afford to Miss Broad Peak Realty?

Broad Peak Realty provides more than just office space—it fosters a community of innovation, collaboration, and growth. Here's why this project stands out:

- **Affordable Entry:** Tokenized ownership reduces the financial barriers for entry into the high-value commercial real estate sector.
- **Daftarkhwan Partnership:** Modern co-working spaces, with a tentative rental agreement of **PKR 150/sq. ft. monthly**.
- **High ROI:** With a projected 5% annual rental yield, Broad Peak Realty is positioned to deliver consistent, long-term returns.
- **Prime Location:** Located in DHA 1, a rapidly growing business hub, this project is strategically placed for maximum accessibility.
- **Cutting-Edge Design:** Ultra-sustainable architecture, earthquake-resistant structure, and state-of-the-art amenities ensure a modern and efficient work environment.
- **Blockchain Security:** Transparent, secure, and traceable transactions provide peace of mind for investors.
- **Community-Centred Environment:** Designed to nurture a culture of collaboration and ambition, providing more than just office space.

2. Project Details

2.1 Location and Strategic Significance

The project is ideally located in DHA 1, Sector F, surrounded by all essential amenities such as hospitals, schools, recreational places, and commercial centres. Broad Peak Realty is a prime location **for businesses, freelancers, and corporations**. With proximity to GT Road and major IT centres, the project is perfectly positioned to attract a diverse clientele.

- **GT Road:** 7 minutes
- **Bahria Phase 7:** 1 minute
- **Bahria Phase 8:** 5 minute
- **Food Street (KFC, MC, Green Valley):** 3 minutes
- **Shaheen Chemist:** 3 minutes

Walking Distance:

- | | |
|---------------------|---------------|
| • The English Table | • Chaye Khana |
| • Meseta Coffee | • Asian Wok |
| • Burning Brownie | • Sugar Rush |

The prime location ensures that your work pace has convenient access to important destinations within minutes.

2.2 Key Architectural Features, Amenities, and Environmental Design

Broad Peak Realty is designed with modern, sustainable architecture, offering a range of amenities such as:

- | | |
|-------------------------|----------------------------|
| • Serviced Offices | • Skype Pod |
| • Executive Offices | • Yellow Bar |
| • Private Meeting Rooms | • Fast Shared Printings |
| • Executive Offices | • High-speed Wi-Fi |
| • Conference Rooms | • Unlimited Tea and Coffee |
| • Prayer Area | • Rooftop Café |

These amenities reflect Broad Peak Realty's commitment to building a vibrant, modern and productive community that offers modern working spaces a premium culture. As the project evolves, these features will be refined to maximise their value for both end-users and investors.

2.3 Use Case and Design

Broad Peak Realty is designed to meet the growing demand for flexible, modern workspaces in a prime business location. It serves as an ideal investment for those seeking long-term rental income and a high-value commercial property. Targeting startups, SMEs, and freelancers, it provides tokenized ownership opportunities, making it accessible to a broader range of investors.

2.4 Units Breakdown

This table provides an overview of various units within the building, categorised by their usage and corresponding net area. Each unit is identified by a unique name, which represents its specific function or purpose. The table includes the following key details:

Type of Amenities	Unit Type	Count	Area/NFT (sqft)
Team room	Commercial	9	2,865.6
Meeting room	Commercial	9	809.6
Hall	Commercial	2	3,003.1
Coworking hall	Commercial	6	2,890.1
Huddle booth	Commercial	5	205.3
Skype Pod	Commercial	5	180.8
Toilets	Circulation	5	865.5
Lifts & Stairs	Circulation	5	1,949.47
Corridors	Circulation	4	2,743.93
Open Below	Circulation	4	1,140.2
Mini lounge	Commercial	1	98
Gaming lounge	Commercial	1	408.05
Executive room	Commercial	1	329.78
Board room	Commercial	1	445.76
Check in desk	Commercial	1	189.71
Entrance lobby	Circulation	1	133.4
Dining	Managerial	1	1,040.00
Kitchen & BBQ area	Managerial	1	1,099.02
Outdoor sitting	Managerial	1	693.45

2.5 Target Audience and Demographic Profile

Broad Peak Realty aims to cater to a diverse audience, ranging from savvy investors to discerning end-users seeking premium real estate solutions. The focus is on providing high-value investment opportunities and modern living spaces that meet the needs of both local and international clients. Whether you are looking to expand your investment portfolio or find a luxurious living environment, Broad Peak Realty offers tailored options to suit your specific requirements.

Investors:

- **High-Net-Worth Individuals (HNWIs):** Investors seeking stable returns through real estate diversification, especially those interested in premium properties and long-term capital appreciation.
- **Overseas Pakistanis:** Expats looking to invest in high-quality real estate in Pakistan, particularly those interested in secure and profitable property investments with low entry barriers.
- **Institutional Investors:** Funds, REITs, and investment firms looking for large-scale, profitable real estate projects in emerging markets.
- **Digital-Savvy Investors:** Individuals comfortable with digital investments, interested in innovative ownership models like tokenization and fractional ownership.
- **Corporate Investors:** Companies looking for office spaces, hospitality assets, or strategic property holdings in prime locations for business expansion.

End-Users:

- **Business Professionals and Entrepreneurs:** Individuals seeking modern office spaces or co-working facilities in well-connected locations with high-end amenities.
- **High-Earning Families:** Families looking for premium, well-designed residential properties with access to quality services and amenities.
- **Expats and International Residents:** Those seeking luxury living spaces with high security, modern amenities, and a community-oriented environment.
- **Retirees and Empty Nesters:** Older adults interested in upscale, low-maintenance living options in secure, well-planned communities.
- **Short-Term Tenants and Travelers:** Individuals looking for high-quality, serviced accommodations for business trips, vacations, or temporary relocations.

2.6 Social and Environmental Impact Assessment

2.6 (a). Urban Sustainability and Eco-Friendly Design

Broad Peak Realty promotes **sustainability** through **green building practices**, including energy-efficient systems, optimised water usage, and the use of eco-friendly materials, significantly reducing its environmental footprint.

2.6 (b). Economic Support and Job Creation

The project supports the local economy by **creating jobs** during construction and operations, while improving surrounding **infrastructure** to foster urban growth.

By combining *eco-friendly design* with **job creation** and **infrastructure development**, Broad Peak Realty balances **environmental responsibility** with **economic growth**, setting a new standard for sustainable urban development in Rawalpindi.

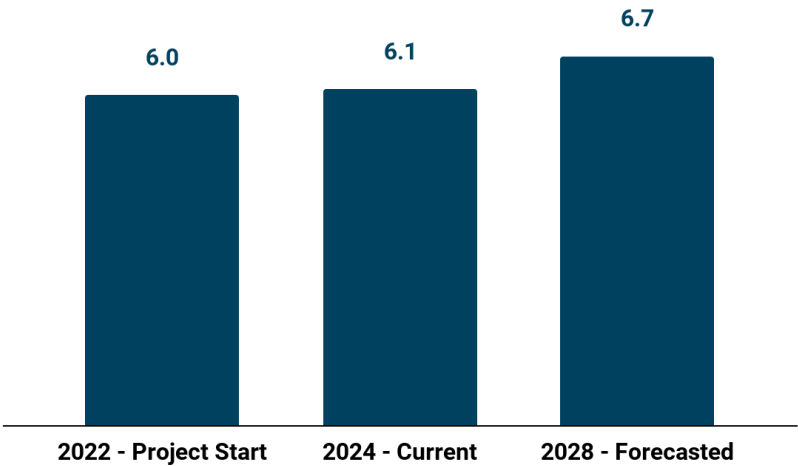
3. The Market Opportunity: Rawalpindi’s Growth Engine

3.1 Market Opportunity

Rawalpindi is seeing rapid growth in developmental real estate driven by urbanization and infrastructure projects like the Rawalpindi Ring Road. The city’s expanding urban boundaries and rising demand for luxury residential and commercial spaces make it an attractive opportunity for early investors. Although Pakistan’s GDP growth is projected at 2%-2.5% for 2024([Profit by Pakistan Today](#))

([Statistics Times](#)), real estate demand in developing areas often outpaces this, providing substantial growth potential. Broad Peak Realty taps into Rawalpindi’s growing demand for sustainable and modern work spaces. The project’s strategic location and modern amenities make it a competitive offering in the market.

3.1 (a). Rawalpindi District Population Growth (millions)



Rawalpindi’s population is expected to grow from 6.1 million in 2024 to 6.7 million by 2028. This aligns with Pakistan’s broader urbanisation trends, as more people move from rural areas to cities. As a result, the demand for working spaces is rising. Proper planning and infrastructure development in Broad Peak Realty will position the project well to meet this increasing demand.

[Source 1](#) [Source 2](#)

3.1 (b). Key Economic Metrics (2022–2028)

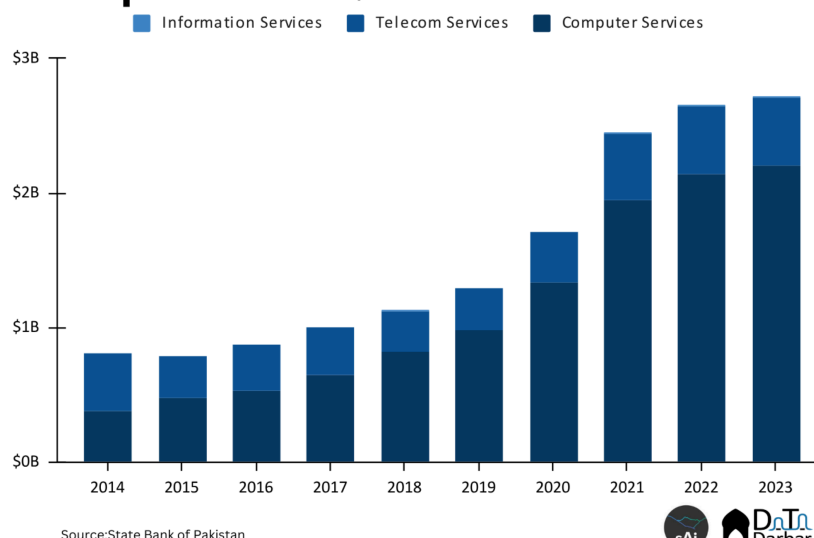
Metric	2022 (Launch)	2024 (Current)	2028 (Forecast)
Population (million)	6.0	6.1	6.7
Inflation Rate	11.5%	12.3%	7.5%
Interest Rates	21% - 22%	17% - 19.5%	6% - 10%
Avg Income per Capita	PKR 320,000	PKR 375,000	PKR 500,000

The economic outlook for Rawalpindi offers a strong case for real estate investment. With the population set to grow from 6.1 million in 2024 to 6.7 million by 2028, demand for property will rise. **Inflation is projected to drop from 12.3% to 7.5%**, and **interest rates are expected to fall from 17%-19.5% to 6%-10%**, making borrowing cheaper. As average income increases from PKR 375,000 to PKR 500,000 by 2028, purchasing power will grow, making now an **ideal time** for investors to capitalise on Rawalpindi's real estate market.

[Source 1](#) [Source 2](#)

3.1 (c). Start-up Growth trend

ICT exports reach \$2.7B



This projection shows the growing prospects of businesses in Pakistan. This trend highlights the growing needs of businesses in Pakistan. Broad Peak Realty, offering modern working space, taps into this market opportunity.

3.2 Competitive Analysis: Broad Peak Realty vs. Other Projects

3.2 (a). Under Development Projects in comparative lens

Project Name	Location	Completion Year (Estimated)	Developer	Price per sq. ft. (PKR)	Average Price per sq. ft. (PKR)	Key Features
Roman Grove	DHA Phase 1, Sector F, Islamabad	2025	Premier Choice Real Estate	35,550 - 70,000	52,775	G+3 building, residential apartments, commercial units, Restaurants space 24/7 security
Mall of Imarat	Islamabad Expressway, Islamabad	2025	Imarat Group	38,000 - 60,000	49,000	Mixed-use development, luxury condos, retail spaces, themed areas
Grande Palladium	Bahria Town Phase 4, Rawalpindi	2025	Grande Developers	25,000- 55,000	40,000	High-end commercial & residential project, premium shopping mall
River Courtyard	Bahria Town Phase 7, Rawalpindi	2025	Premier Choice	35000	35,000	Mixed-use, luxury apartments, commercial space
Box Park II	Bahria Town Phase 8, Rawalpindi	2025	Premier Choice	65,000 - 90,000	77,500	Corniche boardwalk, modern design, high-end retail, and food outlets

3.2 (b). Developed (Delivered) Projects in comparative lens

Project Name	Location	Completion Year (Estimated)	Developer	Price per sq. ft. (PKR)	Yearly Rent per sq. ft. (PKR)	ROI
ZEM Heights	Bahria phase 7	2022	ZEM Builders	50,000	2,000	4.00%
AAA Riveria	Bahria phase 7	2023	AAA Associate	40,000	1,700	4.25%
Box park I	Bahria phase 7	2017	ind	35000	1,400	4.00%
Box park I	Bahria phase 7	2017	ind	30000	1,300	4.33%

In the competitive commercial real estate market of Rawalpindi and Islamabad, Broad Peak Realty offers a compelling investment case:

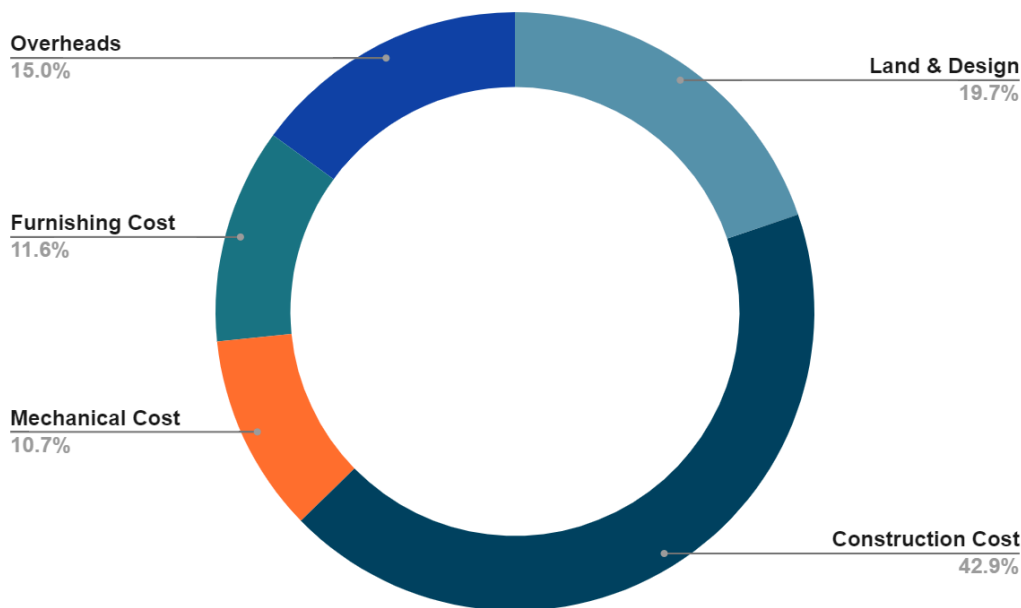
- **Higher Rental Yield:** Broad Peak Realty's starting annual rental income of **PKR 1,800 per sq. ft.** is 20% above the market average of PKR 1,500. This results in a robust initial ROI of **5.14%**, outperforming competitors which offer 4.00%–4.25%.
- **Secure Tenancy with Daftarkhwan:** The 10-year lease agreement with Daftarkhwan, a leading co-working space provider, ensures stable occupancy and predictable income growth, with a 7.5% annual increment. This partnership significantly reduces the typical risks associated with tenant turnover in commercial properties.
- **Strategic Pricing:** At **PKR 35,000 per sq. ft.**, Broad Peak Realty is competitively priced below premium developments, offering a high-value entry for investors seeking long-term appreciation.

This analysis indicates that Broad Peak Realty is not only competitive but also has a strong business case, driven by secure rental income and a superior ROI. Investors are provided with a robust and low-risk opportunity, backed by consistent returns well above the current market average.

4. Financial Projections and Project Valuation

4.1 Project Costing

Before investing in Broad Peak Realty, we encourage you to take the time to fully understand the project's costing structure. We prioritise transparency and aim to empower you throughout your investment journey. Our goal is to provide you with all the information you need to make informed and confident decisions. We're transforming the development industry, and you are at the centre of that change.



- **Land:** PKR 659 million (PKR 3,151 per sqft)
- **Design:** PKR 33 million (PKR 160 per sqft)
- **Mechanical:** PKR 376 million (PKR 1,800 per sqft)
- **Construction:** PKR 1.5 billion (PKR 7,200 per sqft)
- **Furnishing:** PKR 408 million (PKR 1,950 per sqft)
- **Overheads:** PKR 525 million (PKR 2,510 per sqft)

4.2 Initial Valuation of the Project (2024)

Broad Peak Realty tokens are valued using multiple real estate valuation methods, ensuring accuracy. Tokens bought at **PKR 35,000 per sqft** in 2024

4.2 (a). Valuation Methods

I. Comparison Method:

Recent sales in Bahria Town and DHA averages PKR 37,000 per sqft. Broad Peak Realty's premium location and partnership with Daftarkhwan raises its value to **PKR 40,000 per sqft next mid year** and approximately, with the rental increment, **PKR 45,000 per sqft by 2026**.

II. Rental Evaluation Method:

This method estimates the asset's value based on its current rental income. It is simple yet effective in providing an accurate valuation. Understanding key terms is essential for evaluating a property's worth.

$$ROI = \frac{\text{Annual Rental Income}}{\text{Estimated Market Value}}$$

or

$$\text{Estimated Market Value} = \frac{\text{Annual Rental Income}}{ROI}$$

Market Rental ROI %: Recent analysis shows that rental ROI for a commercial space in Bahria Town is 4.2%. For Broad Peak Realty we assume that the rental ROI for such a building should be 5% to estimate conservatively. To estimate the value of a sqft, we consider rental income of PKR 1800 annually in Broad Peak Realty (PKR 150 per sqft monthly):

Using 5% as Cap Rate: $(1800/0.05 = \text{PKR } 36,000 / \text{sqft})$

III. Replacement Cost Method:

This method estimates the value of an asset based on the investment contributed in the creation of the asset in the present time. This is a conservative estimate to understand the underlying value of an asset.

Itineraries	PKR	PKR/sqft
Land acquisition and related cost	204,250,000	9,500
Design & Approval	7,525,000	350
Construction cost	90,300,000	4,200
Mechanical & Furniture	55,900,000	2,600
Overheads	64,500,000	3,000
Total Cost	422,475,000	19,650

Project Costing through this assessment, the deduced price for a sq ft of Broad Peak Realty is **PKR 19,650 per sqft.**

4.2 (b). Forecasted Valuation of Broad Peak Realty in 2026

I. Compounded Growth Method:

The Compounded Growth Evaluation Method estimates an asset's future value by applying a constant growth rate over time, based on compound interest. It is commonly used in real estate and investment analysis to project property appreciation using historical or expected growth rates in an economy.

Key elements of this method include:

- **Inflation Rate:** Inflation refers to the rate at which the general level of prices for goods and services rises. Data from PBS suggests that the inflation from 1990 to 2023 has been approximately 8.5% per year in Pakistan
- **GDP Growth Rate:** It is a broad indicator of economic health and expansion. In the context of this method, the GDP growth rate gives insight into how the overall economy is growing, influencing the expected growth rate of the asset. Data from PBS suggests that the inflation from 1990 to 2023 has been approximately 4.0% per year in Pakistan
- **Compounded Growth Rate: 12.5%** Inflation Rate + GDP Growth

Using all methods with Compounded Growth to determine the Value in 2026.

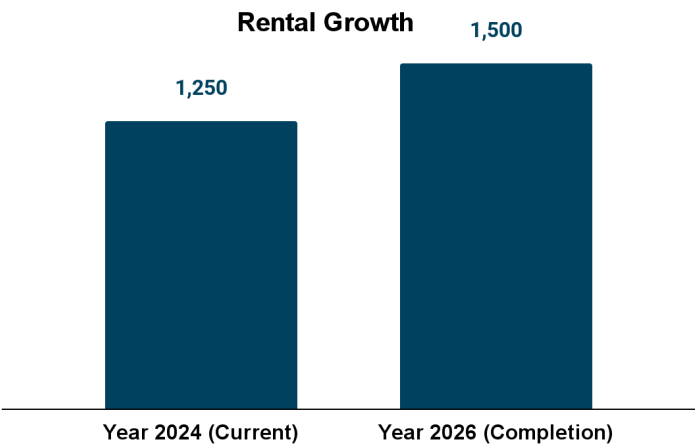
The compounded growth for 2 years would be 1.265. When applied to the valuations determined for Broad Peak Realty in 2024, this growth rate could give a glimpse of what to expect for price in 2028.

Valuation Method	Cost in 2024	CGF	Value in 2026
i). Comparison Method	25,000	1.265	31,640
ii). Rental Evaluation Method	25,000	1.265	31,640
iii). Replacement Cost Method	21,406	1.265	27,100

II. Future Rental Evaluation Method:

Similarly, the **rental evaluation method** assesses a property’s value based on future rental yield.

In Pakistan, rents typically increase by **10% annually** due to inflation and growing demand. This method helps investors predict future property value and potential returns, offering a clearer view of long-term profitability.



The table below shows the incremental progression of rent.

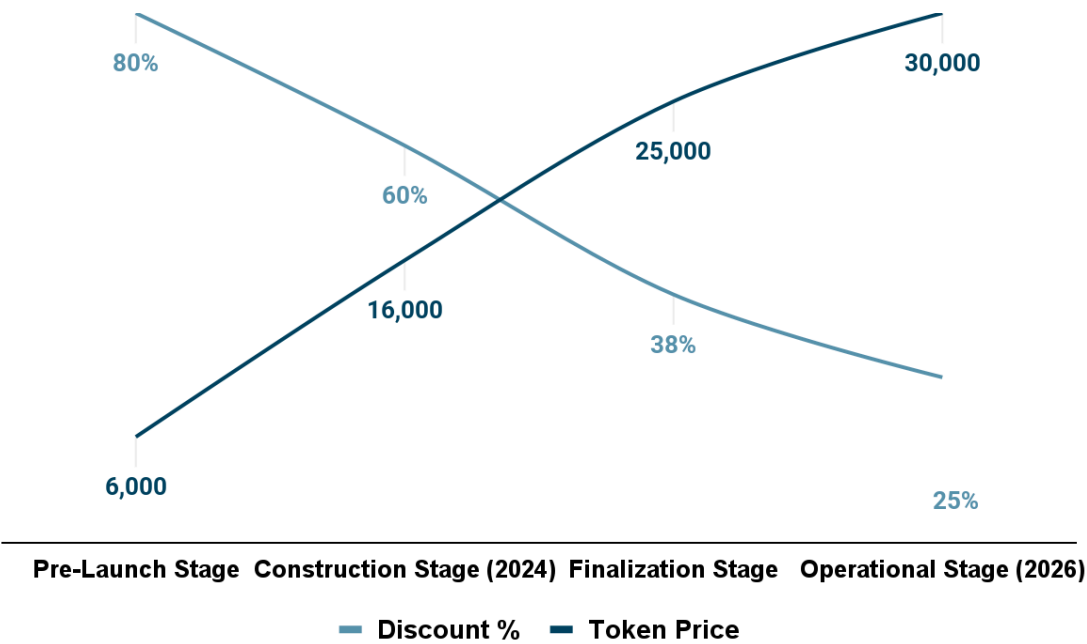
Project	Rent (2024)	Rent (2025)	Rent (2026)
Grande Apartments (Phase 3)	1,250	1,375	1,513
Safari Villas Apartments	1,237	1,361	1,497
Spring Arch	1,300	1,430	1,573
Bahria Heights (Phase 8)	1,200	1,320	1,452

Market Rental Income: This analysis shows that rent for a luxury mixed-use apartment building in Bahria Phase 7 would be PKR 1500 by 2026.

- **Using 5% as Cap Rate:** (1500/0.05 = **PKR 30,000 / sqft**)

4.3 Price Forecasting and Market Trends

By **2026**, the token value is projected to rise to **PKR 30,000 per square foot**, driven by market demand and growth trends.



Early-stage investors benefit from the **greatest discounts**, as they assume higher risk during the initial phases. As the **project progresses** and risk diminishes, **discounts decrease** and token prices rise. By the time the project reaches its operational phase, the full token price is achieved, giving early investors a **significant advantage in returns** compared to those entering later.

5. Risk Assessment Matrix

5.1 Project Selection Matrix

The **DAO PropTech Project Selection Matrix** is a robust tool used to evaluate projects based on critical factors, ensuring only the strongest and most promising developments are selected for tokenization. This process gives investors confidence by highlighting projects with the highest potential returns. **Broad Peak Realty** scored exceptionally well across all criteria, making it a standout choice for investors.

5.2 DAO Score

812/1000

Broad Peak Realty achieved a high DAO score due to its strong transparency, easy investor access, and alignment with DAO PropTech's standards.

Below are the key evaluation factors and their respective scores, demonstrating why Broad Peak Realty is an ideal investment opportunity:

Criteria	Description	Score (out of 10)
Business Perspective	Analysis of competitive supply, demand, and purchasing power	7.4
Territory	Infrastructure, transport facility, parking, and population	8.0
Legal	Building control authority, crime rate, and town planning	10.0
Financial Efficiency	Internal rate of return, price per unit, and net present value of asset	7.6
Project Pricing	Investor advantage, taxation structure, and funding as % of total cost	7.3
Financing	Initial funding structure, acceptability of financing by banks etc.	8.9
Developer Index	History of completion, expertise, and financial health	8.2

5.3 Risk Factors

The following table outlines the key risks associated with the project and the corresponding mitigation strategies to ensure smooth execution and investor protection.

Risk	Description	Mitigation Strategy
Construction Risk	Rising material costs or delays in construction due to weather, labour, or supply chain issues.	Milestone-based funding adjusts pricing as construction progresses; costs are spread across future sales.
Capital Market Risk	Rising interest rates or changing investor preferences affecting financing or demand.	Secure early financing, front-load costs to future rounds, and offer competitive returns.
Leasing/Sales Risk	Risk that sales or leasing targets will not be met due to market downturn or oversupply.	Tokenization increases market accessibility, and early-bird incentives boost initial sales.
Entitlement Risk	Delays in obtaining necessary permits, land entitlements, or zoning approvals.	Legal oversight by reputable firms ensures permits are secured, with contingency planning.
Pricing Risk	Market downturns or oversupply could affect sales or rental prices.	Cost-based pricing keeps rates below market value, with dynamic adjustments during each round.
Event Risk	Natural disasters, economic disruptions, or environmental issues impacting the project.	Token liquidity offers an exit strategy; earthquake-resistant structures ensure safety.
Valuation Risk	Inaccurate valuations due to unreliable market data or appraiser inexperience.	Valuations are updated using prudent and robust valuation methods using historical data and trend analysis.

6. Investment Structure and Tokenization Model

6.1 Traditional Real Estate: High Barriers, High Risk

Historically, real estate—especially large-scale development projects—has been perceived as inaccessible to the average investor. **High capital requirements** often restrict participation to wealthy individuals or institutional investors. Additionally, **risks** such as *construction delays*, *market fluctuations*, and the **inherent illiquidity** of real estate have created a challenging landscape. A *lack of transparency* in many deals further contributes to uncertainty, leaving smaller investors hesitant to participate. As a result, **traditional real estate investment** has largely remained a **high-stakes venture** for those with substantial financial resources.

6.2 How Tokenization Empowers You?

What if you could access real estate investments **without needing millions** in capital? Tokenization provides that opportunity by **fractionalizing large real estate assets** into smaller, manageable digital tokens. This innovative approach drastically **reduces the financial barrier**, enabling investors of all sizes to gain a share in *high-value projects*. **Blockchain technology** ensures *security*, *transparency*, and *complete traceability* for every participant. Beyond that, these digital tokens are **tradable**, providing a level of *liquidity* that **traditional real estate lacks**, further enhancing the appeal for all investors.

6.3 Developmental Real Estate: A High-Reward Opportunity

Developmental real estate offers a unique opportunity for **exponential growth**, and now, thanks to tokenization, you can access these **lucrative projects** without the typical capital burden. **Tokenized real estate** enables *flexible investments*, granting you the potential to benefit from *capital appreciation* while enjoying enhanced *transparency* and lower risk. *Early-stage investment* in development projects not only grants **ownership** but also opens the door to **high-reward opportunities** with significantly **mitigated risks**.

6.4 Tokenization Framework

Through DAO PropTech's platform, investors can purchase tokens in Broad Peak Realty.

Tokenization is a digital representation of property rights, allowing partial ownership by converting the property into tradable digital tokens. This provides investors with an affordable and flexible way to own a portion of the property without large upfront capital.

Below is the structure of the tokenization model used for Broad Peak Realty:

6.4 (a). Property rights and asset classification.

The total area of Broad Peak Realty is divided into two categories.

I. Demarcated: Ownership is tied to a specific, clearly defined unit (e.g., apartment, office) within a property, offering exclusive control over that unit.

II. Non-Demarcated: Ownership is partial across the entire property, without a specific unit assigned, making the asset homogeneous, flexible, and easily tradable.

To understand how ownership rights and area-holder rights are accommodated, familiarity with the following terms is essential:

Aspect	1). Demarcated Area	2). Non-Demarcated Area
Investment Size	Requires large upfront capital to purchase a full unit.	Allows smaller investments to be partially owned by purchasing tokens.
Liquidity	Low liquidity; the entire unit must be sold or transferred.	High liquidity; tokens can be traded like stocks on the secondary market.
Flexibility	Limited; tied to a specific unit, difficult to trade or divide.	Easily tradable; tokens function as homogeneous digital assets.
Tradability	Difficult to trade; ownership tied to physical assets and legal transfer processes.	Homogeneous and tradable like other digital assets (tokens).
Ownership	Ownership of a specific, clearly defined unit (e.g., apartment, hotel apartment, office).	Partial ownership of the entire property, without a specific unit.
Suitability	Best for those seeking long-term control and use of a specific property.	Ideal for investors seeking liquidity, flexibility, and ease of trading.

6.4 (b). The Asset and Token Structure :

I. Definitions:

Attribute	Details
Token Definition	A digital representation of property rights, providing partial ownership of the property.
Token Representation	Each token represents 1 square foot of the building.
Storage	Tokens are securely stored in a central wallet.
Ownership Type	Partial ownership of the property.
Transferability	Tokens can be easily transferred or traded.

6.4 (c). Tokenization Framework

I. Token-to-NFT Process Flow

- **Token Ownership:** Investors purchase tokens representing partial ownership of the property.
- **Conversion to NFT:** Tokens can be converted into NFTs representing specific units (e.g., apartments) once the project is completed.
- **Burning Tokens:** Tokens are burned during conversion, removing them from circulation permanently.
- **NFT Ownership:** NFTs grant exclusive ownership of a specific unit and can be traded or sold like traditional real estate but in a digital format.

II. Why Burn Tokens?

- **Prevent Duplication:** Burning the tokens ensures that they can't be used again or sold while the new NFT exists.
- **Enforce Uniqueness:** NFTs are unique, non-fungible assets, so burning the original tokens ensures that only the NFT remains to represent the property.
- **Preserve Integrity:** It prevents the inflation of ownership and maintains the integrity of the total asset supply.

6.5. Token and NFT Utilities:

Owning tokens in Broad Peak Realty unlocks a wealth of opportunities, including:

- **Co-Ownership of Prime Real Estate:** As a token holder, you'll own a portion of one of the most sought-after high-end properties. Even without a specific unit tied to your name, you'll share in the success of the entire property.
- **Profit Potential:** Once the project reaches completion, the value of your tokens could rise significantly. You'll be able to sell your tokens at a higher price, capturing returns comparable to what the developers themselves might gain.
- **Passive Income:** Once Broad Peak Realty is operational, you won't just watch from the sidelines. You'll earn passive income from rental or business dividends generated by commercial activities within the property. In short, your investment doesn't just grow—it works for you.

For NFT Holders: NFT holders enjoy all the benefits of token holders, and more:

- **Asset Ownership:** As an NFT holder, you'll own a specific, demarcated area in Broad Peak Realty. This could be an apartment, office, or another unit—entirely yours. You'll have complete ownership, with the legal rights to reside in or use the property, enjoying all the luxurious amenities.
- **Security and Peace of Mind:** Your NFT isn't just a digital asset—it's backed by the legal ownership of real property. This traditional security gives you peace of mind, knowing that your asset is physically tied to your name.
- **Security and Peace of Mind:** Whether you plan to live in Broad Peak Realty, lease it, or sell it in the future, the choice is yours. Your NFT puts you in the driver's seat, offering direct control over your investment.

Additional Investor Benefits:

- **Voting & Dispute Resolution:** Tokenization gives investors a voice. Through transparent voting systems, you'll have a say in important decisions, from governance matters to operational choices. Dispute resolution is handled democratically, ensuring that each investor's interests are protected.
- **Fair Liquidation & Distribution:** In the unlikely event of project liquidation due to unforeseen circumstances, all investors will be compensated fairly. The proceeds from any asset sales will be distributed proportionally, ensuring you receive returns that match your investment.

Why DAO PropTech's Tokenization Model is Your Best Bet:

Investing in Broad Peak Realty through DAO PropTech doesn't just give you real estate ownership—it gives you **control, flexibility, and security**. Whether you're a *token holder* or an *NFT holder*, your investment is backed by **real assets**, enhanced with *modern technology*, and designed to deliver **maximum returns**.

With this powerful platform, you're not just investing in a property; you're **stepping into the future of real estate ownership**.

7. Milestone-Based Funding and Escrow Management

7.1 Total Funding Rounds

The project will secure funding through multiple rounds, with capital released progressively as key **milestones** are achieved.

7.2 Milestone-Based Fund Release System

Funds are disbursed when the project reaches specific milestones, ensuring that investment is tied directly to **tangible progress** in construction and development.

7.3 Smart Contracts and Escrow Mechanism

All funds are governed by **smart contracts** and an **escrow system**, ensuring that capital is only released when pre-defined milestones are successfully met.

7.4 Multi-Signature (Multi-Sig) Management System

Key project processes—including round openings, rate adjustments, project onboarding, and transaction locking—are managed through a **multi-signature (multi-sig) mechanism**. This system requires multiple parties to authorise any transaction or change, ensuring that no single entity has control. This enhances **security**, **transparency**, and **accountability** at every stage of the project.

8. Blockchain Integration and Smart Contracts

8.1 Role of Blockchain for Transparency and Security

Broad Peak Realty utilises **blockchain technology** to ensure complete transparency and security for investors. By recording every transaction—such as sales, transfers, and ownership—on an **immutable ledger**, blockchain provides a permanent and tamper-proof record. This enhances **trust and visibility** while reducing fraud risk, giving investors a clear view of the project's progress and area distribution.

8.2 Smart Contracts for Ownership and area release for sale

- In Broad Peak Realty, each token represents ownership of **1 square foot** of property. As the project reaches key milestones, square feet are released for sale, ensuring that investors only purchase property tied to **tangible development progress**.
- **Ownership Representation:** Each ERC-20 token represents 1 square foot in the Broad Peak Realty project.
- **Token Release Mechanism:** Square feet are made available for sale when predefined milestones are achieved, ensuring investors purchase property based on verified construction or development stages.

8.3 Smart Contract Details

The **Broad Peak Realty** is governed by smart contracts that automate key processes such as ownership transfer, token release, and milestone-based fund disbursement.

Below are the smart contract details:

Attribute	Details
Token Name	Broad Peak Realty (BPR)
Contract Address	0xFcC42B76e64EA06b15757E46b536662783c62dAa
Total Supply Unlocked	21,000 BPR Tokens (Fixed and constant supply)
No. of Holders	93
Total Transfers	154
Decimal Points	4 decimal points (e.g., 0.0001 square feet for partial ownership)
Token Standard	ERC-20
Blockchain	Polygon

Each **Broad Peak Realty (BPR) token** represents a fractional ownership in the property, with a fixed supply of **21,000 tokens**. Investors can purchase tokens in stages as the construction advances, with investment sizes adjustable down to **four decimal places** for greater flexibility.

9. Stakeholder Benefits

DAO PropTech's cutting-edge platform utilises **tokenization** and **blockchain technology** to transform real estate investment, providing a range of benefits for all stakeholders:

9.1 Investors

- **Lower Entry Costs:** Tokenization enables investors to purchase fractional shares of high-value properties, significantly reducing traditional barriers to entry.
- **Enhanced Liquidity:** Investors can trade tokens on secondary markets, allowing for flexible portfolio adjustments and exits without the long delays of conventional real estate transactions.
- **High Returns:** With projected ROI between 20% and 45% across projects, investors benefit from strong capital growth potential.
- **Diversified Portfolio:** By investing in partial tokens, investors can easily spread their investments across multiple projects, minimising risk.
- **Secure Transactions:** Blockchain ensures full transparency, immutability, and security of transactions, reducing fraud risk and increasing investor confidence.
- **Early Investment Advantage:** Early-stage investors can capitalise on lower token prices, enjoying greater appreciation as projects progress.

9.2 Developers

- **Access to Global Capital:** Tokenization opens doors to a wider investor base, ensuring consistent funding from global markets throughout a project's life cycle.
- **Cost Efficiency:** Digital processes reduce marketing, sales, and administrative expenses, streamlining operations and lowering overheads.
- **Transparency & Engagement:** Real-time updates and transparent blockchain transactions keep investors informed and involved, fostering trust.
- **Risk Mitigation:** With milestone-based funding, developers minimise financial risk by releasing capital in phases tied to actual project progress.

9.3 Brokers

- **Digital Commission Structure:** Brokers earn performance-based commissions through the digital system, ensuring transparency and efficiency in payouts.
- **New Revenue Streams:** Tokenization allows brokers to target smaller investors, opening up new opportunities for partial real estate sales.
- **Referral Programs:** Brokers can participate in referral programs to generate additional income by bringing new investors to the platform.
- **Broader Market Reach:** Digital platforms enable brokers to connect with both local and international investors, expanding their market and deal flow.
- **Streamlined Operations:** Automated processes for transaction management and lead generation reduce administrative burdens, allowing brokers to focus on closing deals.

DAO PropTech's **blockchain-powered platform** offers stakeholders a more **efficient**, **transparent**, and **flexible** real estate investment model, opening new opportunities while ensuring security, liquidity, and long-term growth potential.

10. Governance and Legal Compliance

10.1 Securities and Exchange Commission Pakistan – SECP

Broad Peak Realty operates as a **private limited company** that is registered with the **Securities and Exchange Commission of Pakistan (SECP)**. This structure allows the project to focus exclusively on its development, ensuring both **efficient financial management** and **full regulatory compliance**. By isolating financial risks, Broad Peak Realty offers stakeholders a secure and transparent investment environment.

10.2 Special Purpose Vehicle (SPV)

SPV Ring-Fencing is a legal and financial structure designed to isolate and safeguard the assets and liabilities of a specific project from the broader operations of the parent company. Broad Peak Realty has implemented this by creating an SPV, a dedicated subsidiary for the project, ensuring that risks, debts, or liabilities do not impact the parent company.

Key Elements of SPV Ring-Fencing:

- **Isolating Risk:** The SPV's assets and liabilities are legally separated from the parent company, protecting the parent from any issues within the SPV.
- **Limited Recourse:** Creditors can only claim assets within the SPV, not from the parent company.
- **Asset Protection:** The SPV's assets are protected from the parent company's creditors, and vice versa.
- **Liability Containment:** Risks and liabilities are confined to the SPV, preventing them from affecting other projects or the parent company.

10.3 Anti-Fraud Measures and Transparency Protocols

Blockchain's immutable ledger prevents fraud, ensuring transparency in all transactions.

10.4 Partnership Governance with Daftarkhwan

Contract Details:

- **Rental Income:** PKR 150 per sq. ft. monthly.
- **Annual Increment:** 8.5% increase in rental income each year.
- **Lease Tenure:** 10 years.

MOU Governance

- A Memorandum of Understanding (MOU) has been signed with Daftarkhwan, confirming the contract details. All rental communications and disbursements will be managed by DAO PropTech.
- **Maintenance Responsibility:** Daftarkhwan will handle all maintenance of the building during the lease period.

Deductions

- **Taxation:** No tax will be deducted from the rental disbursements. Investors are responsible for their own tax filings, as tax obligations may vary depending on individual circumstances. If a demarcated unit is purchased then a 5% tax will be deducted from the monthly rental payouts.

10.5 Local Authorities

10.5 (a). Approvals

DAO PropTech's governance framework requires that all projects, including Broad Peak Realty, be approved by relevant local authorities. The following documents have been secured:

- Allotment Letter
- Possession Letter
- Architectural NOC

10.5 (b). Transfer Process for Demarcated Unit

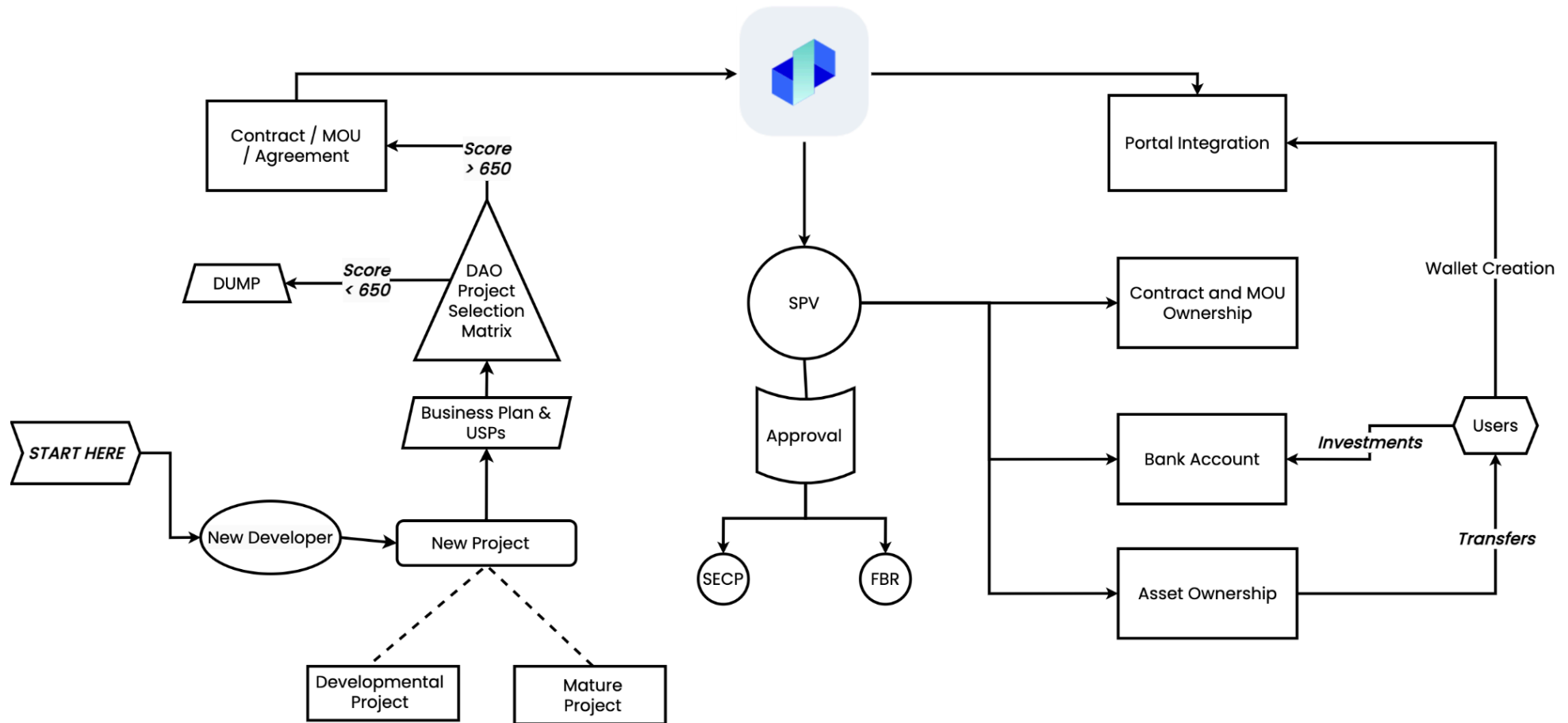
Investors can transfer ownership of a complete unit in their name, provided they hold the requisite area in their wallet corresponding to the unit they wish to transfer. Upon transfer, the area holder is entitled to:

- **Right to Own:** Entitled to get DHA transfer of the unit.
- **Right to Earn:** Entitlement to rental income and other financial benefits associated with the property.
- **Right to Sell:** The authority to sell or transfer ownership to another party.

Note: As per the agreement with Daftarkhwan, if a demarcated unit transfer from DHA is completed, the unit owner will automatically enter into a contractual arrangement with Daftarkhwan, granting them the right to possession of the unit until the lease period expires.

10.6 Project Onboarding, SPV Creation, and Transaction Flow Process

The flowchart illustrates the process of onboarding a new project, evaluating it through the DAO Project Selection Matrix, creating a Special Purpose Vehicle (SPV), and the overall transaction flow including contract agreements, approval, asset ownership, and user investments.



This flowchart outlines the seamless integration of new projects into DAO PropTech's platform. From project selection and SPV creation to contract management and user investments, each step is designed to ensure transparency, security, and efficiency.

11. Project Management and Team

11.1 Key Team Members and Their Roles



JAWAD NAYYAR

Vision & Strategy



ABID ARSHAD

Real Estate



OWAIS BARLAS

Sales & Business Dev.



ABDULLAH KHAN

Product



MUNEEB AHMED

Growth



HASEEB MIRZA

Investor Relations



DR. UMAR TAJ

Innovation



SYED HASSAAN IRFAN

Regulatory Affairs

ALUMNI NETWORK



THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE



TEAM EXPERIENCES



Broad Peak Realty is led by a team of experienced professionals, including architects, real estate developers, and blockchain experts, ensuring the project's success.

11.2 Development Partners and Contractors

The project has partnered with reputable contractors and suppliers to ensure timely completion and high-quality construction standards.

The construction partner of Broad Peak Realty is **Daqiq Pvt Ltd**, a renowned real estate developer, registered under **Pakistan Engineering Council (PEC)**.

11.3 Project Timeline

- **2024:** Construction completion
- **2024:** Lease-up to Daftarkhwan

11.4 Project Monitoring and Reporting Mechanisms

Project progress is monitored through dedicated project management software and regular reporting, ensuring milestones are tracked and communicated to investors.

12. Exit Strategy and Long-Term Viability

12.1 Rental Yield Forecasts

Your investment keeps working for you! Earning steady rental income while holding your NFT provides reliable long-term returns and growth potential.

Our analysis indicates that the rental rate for luxury mixed-use apartment buildings in Bahria town may be projected to rent of **PKR 1,500** by the time Broad Peak Realty launches. This growth offers a strong long-term income opportunity for investors, providing consistent annual returns and the potential for future appreciation.

12.2 Sale of NFTs in Marketplace or via DAO Platform

Need liquidity? Selling your NFT on a marketplace is a straightforward way to cash out whenever you're ready.

12.3 Capital Appreciation Upon Completion

Once the building is completed, the value of the units is expected to appreciate significantly, with projections estimating a value of **PKR 30,000 per square foot**. This provides investors with a strong opportunity for capital growth as the property matures.

12.4 Property Swap after Completion

Looking for variety? Swap your unit for another property within the DAO platform, providing flexibility without liquidating your investment.

13. Conclusion: A Unique Opportunity Awaits

Broad Peak Realty isn't just another real estate project; it's a groundbreaking opportunity to reshape the way you invest in luxury properties. Combining state-of-the-art design, premium amenities, and a commitment to sustainability, this project stands poised to deliver exceptional returns while enhancing the community it thrives in.

Why Act Now?

- **Fractional Ownership:** Own a piece of luxury real estate without the usual barriers.
- **Exceptional Returns:** Anticipated annual ROI of 30–40%, setting the stage for significant growth.
- **Blockchain Security:** Enjoy peace of mind with transparent, secure investments powered by blockchain technology.

14. Seize the Future of Real Estate—Act Now!

Don't miss your chance to be part of **Broad Peak Realty**, where innovation meets opportunity. With just a few clicks, you can join the next wave of real estate investment and secure your place in this high-growth, tokenized market.

Ready to Get Started?

- **Sign Up:** [Create your account](#) and get started today.
- **Explore Properties:** Check out the available apartments, hotel units, and commercial spaces.
- **Invest Now:** Pick your investment plan and secure your share in Broad Peak Realty.

The future of real estate is waiting for you. Don't wait—start now!