



A Prospectus for Tokenization of a Real-World Asset – BURJ KHALIFA

Module: BLOCKCHAIN TECHNOLOGIES AND CRYPTOCURRENCIES

Module Code: 7FNCE042W

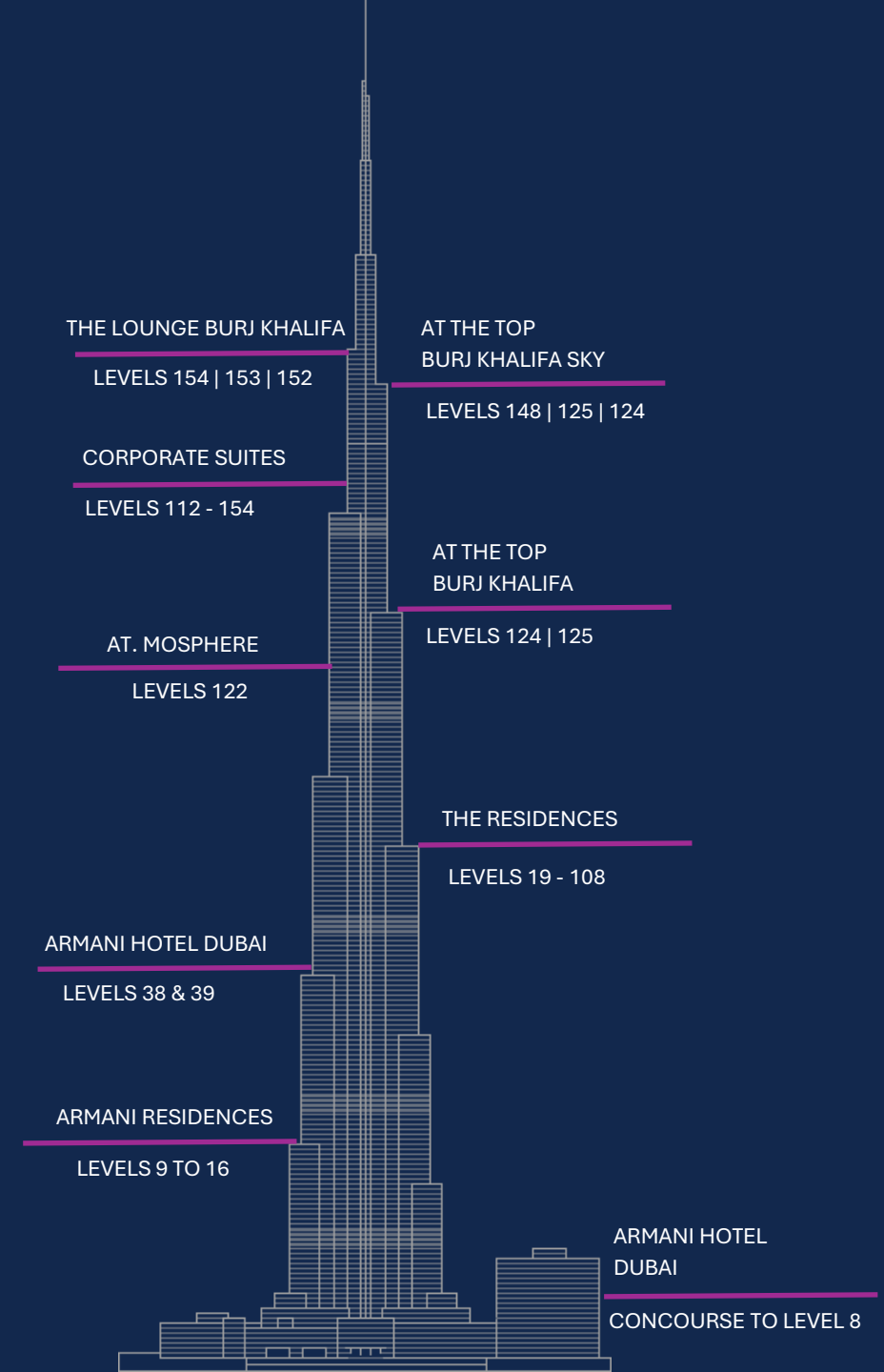
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BURJ KHALIFA

- World's Tallest Building
- Multi-use skyscraper
- 163-storey tower
- One of the world's most photographed buildings
- Holds 7 worlds records:
 1. Tallest Building in the world
 2. The tallest free-standing structure
 3. Highest number of stories (floors)
 4. Highest occupied floor
 5. Highest outdoor observation deck
 6. Elevator with the longest travel distance
 7. Tallest service elevator in the world



BENEFITS OF TOKENINZING BURJ KHALIFA

BENEFIT TO INVESTORS

- Fractional ownership
- Liquidity
- Global accessibility
- Potential Capital Gains
- Transparency

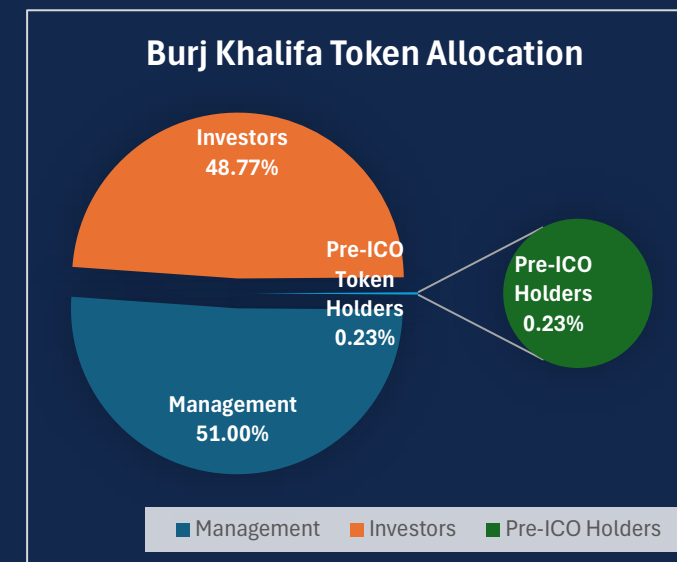


BENEFIT TO OWNERS

- Operational Efficiency
- Fast Transactions
- Immutable record-keeping
- Liquidity and liquidity premium
- Global accessibility
- Value from cost savings
- Transparency

PHASE 1: DEAL STRUCTURE

Token Name	• BURJ KHALIFA TOKEN
Token Tracker	• BKT
Token Type	• UTILITY TOKEN
Total Tokenized Value	• \$1.5 BILLION
Value per Token	• \$100
Initial Coin Offering (ICO)	• 15 MILLION TOKENS
Management Share in Tokens	• 51%
Investors Share in Tokens	• 49%
Miniumum Investment	• 1,000 Tokens (\$100,000)
Expected Return on Investment	• 10%



	Management	Investors	Pre-ICO Holders
Share	51.00%	48.77%	0.23%
Number of Tokens	7,650,000.0000	7,315,500.0000	34,500.0000

PHASE 2: DIGITIZATION



A smart contract is developed on the Ethereum Blockchain to tokenize Burj Khalifa

This contract defines Burj Khalifa Token's parameters



A fractionalized NFT is created for Burj Khalifa - ERC 20 utility tokens are created through smart contract.

These tokens enable multiple holders to collectively own a single NFT.



The smart contract is deployed on the blockchain, and utility tokens are created through Initial Coin Offering (ICO) process.

A transaction hash for smart contract is generated, and token's name, symbol and other information is stored with blockchain technology



15 million utility tokens are created for ICO of Burj Khalifa, denoted with specific tracker "BKT"

Investors can buy these tokens with fiat or cryptocurrency.

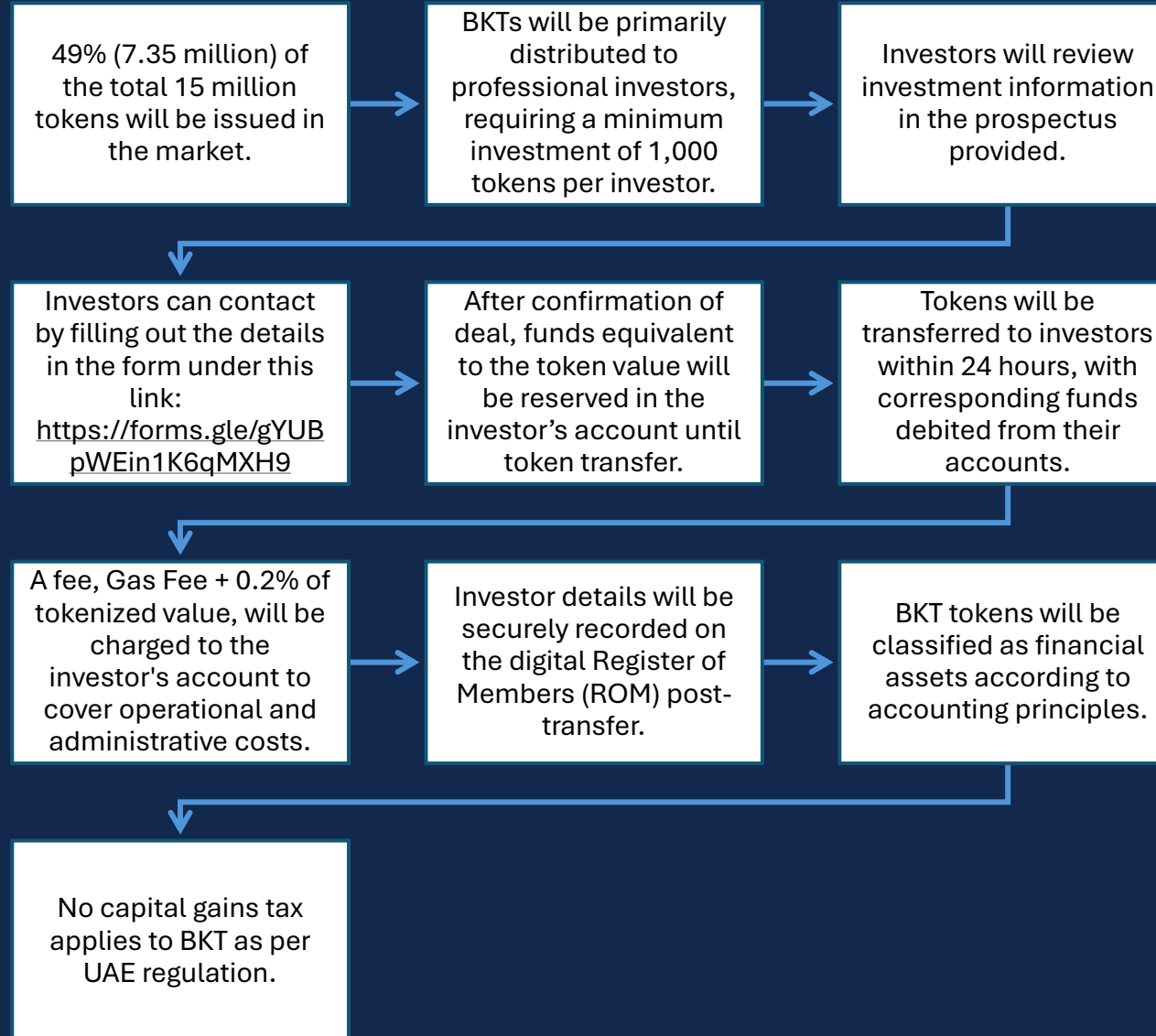


BKT can be transferred between investors using compatible wallets.

Each transfer is recorded on Ethereum Blockchain in the digital register of members (ROM)



PHASE 3: PRIMARY DISTRIBUTION



PHASE 4: TOKENOMICS



Burj Khalifa expects to generate fund up to \$735 million from tokenization

After distribution, investors can trade BKTs in the secondary market

The tokenized fund has a term of 2-years, during which the tokens cannot be redeemed from the issuer.

Investors will receive dividends in the form of tokens at the end of financial year.

Expected rate of return from appreciation of BKT Tokens is 10%.

Investors holding >1,000 BKT will be entitled to free pass to “At the Top Burj Khalifa” and “Dubai Aquarium” once in a year.

Investors with >1,000 BKT will have access to Burj Khalifa’s blockchain reward app. These tokens can be redeemed at its operational activities and malls.

Investors holding >5,000 BKT can enjoy free 3-night stay in an Armani Deluxe room, with >10,000 BKT can stay free 3-night stay in Armani Fountain Suite.

The performance of tokens will be revised every 6 months.

At the end of the 2-year term, the tokenization of BKT will be reevaluated, and tokens will be transferred or reissued as per the latest blockchain technology in practice.