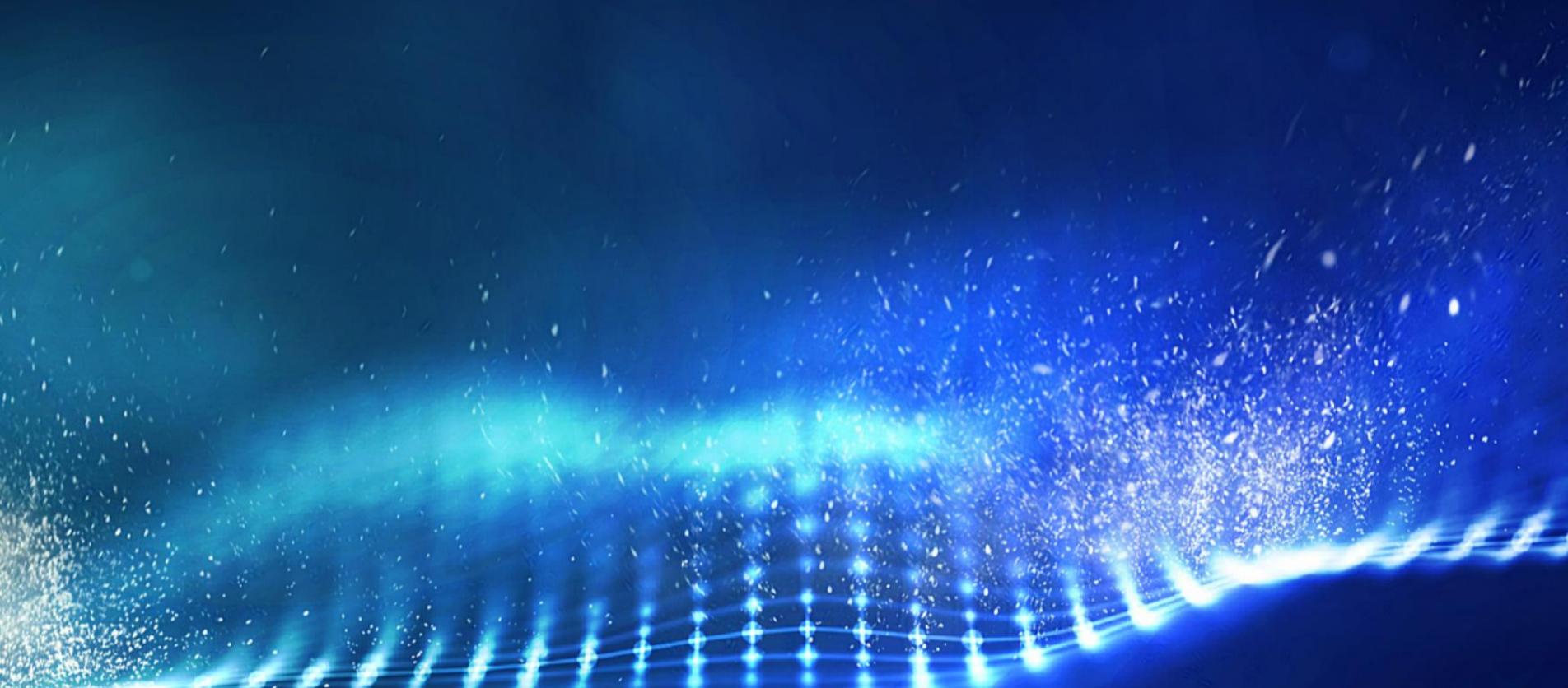




Real Estate In Metaverse



ABSTRACT

Along with the dynamic growth of Metaverse, Meta365 has been recreated as a 3D real estate sphere on blockchain, which is digitized and mirrored real-life projects. Combined with VR/AR image processing technology, users enter 3D properties with NFT houses and landscapes. Users can also release their own real estate projects under the form of NFT, experience and make profits out of it. Real estate properties in Meta365 are permanent possessions of users, which are stored on a Blockchain ledger. Besides, users can own a part or the whole property through the number of UCC tokens that they are holding. UCC tokens represent the common currency in the ecosystem.

We envision a future of a parallel world. Countries will be reconstructed

in Metaverse, where real estate properties will become rare and irreplaceable digital assets. These properties can easily be circulated and do not face many difficulties like in the real world, leading to the introduction of the next phase of the Internet. People can interact with each other in this virtual world without actually going anywhere.

Unlike other virtual real estate models, Meta365 provides a digital solution supported by VR/AR image processing technology from VR360. We are hoping to bring about a better interface and user experience with a decentralized Meta365. Our vision is to turn Meta365 into a decentralized model among investors, brokers and owners in real estate field.

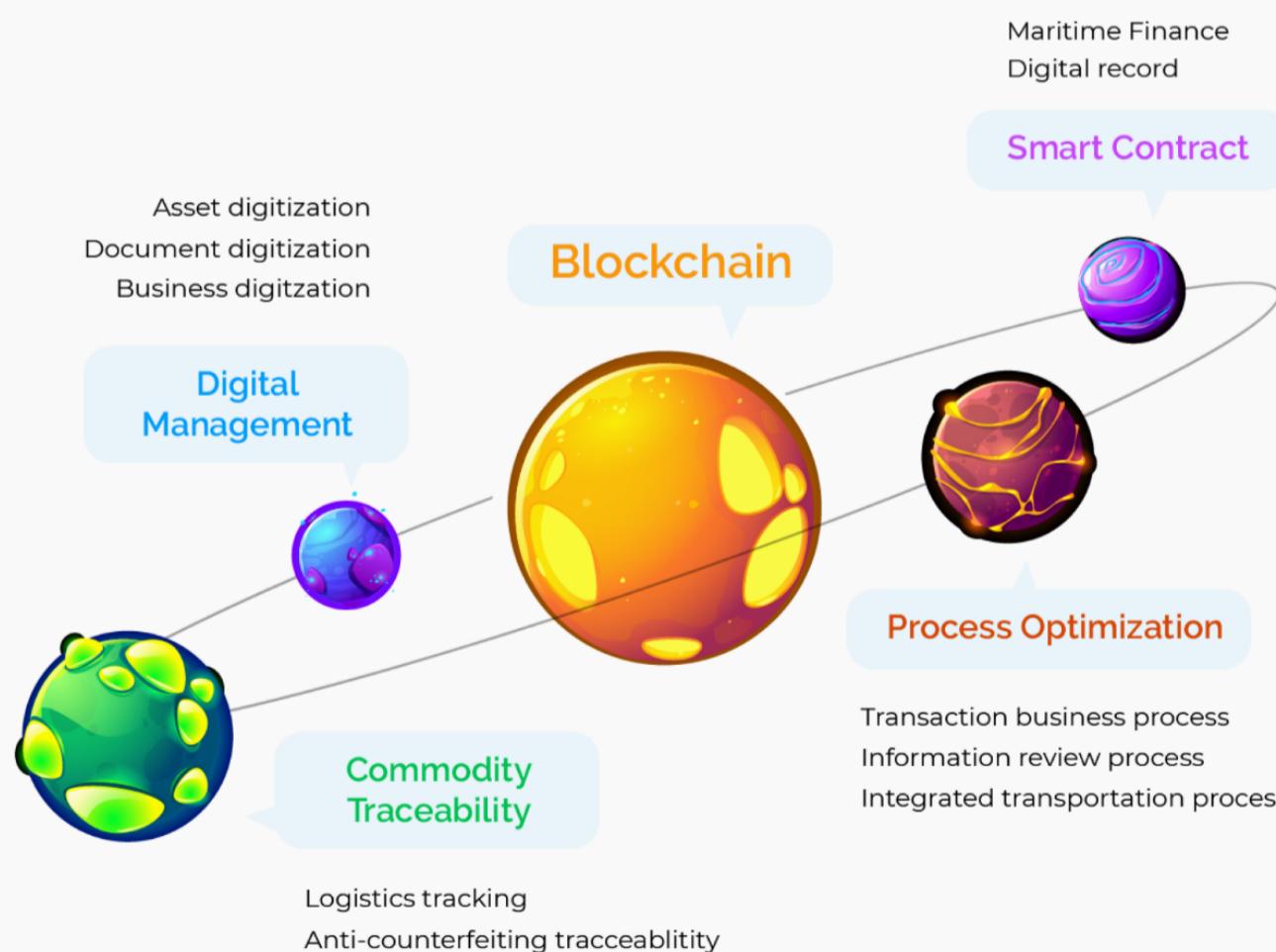
MARKET OVERVIEW

1. Blockchain - The best way to digital assets

Thanks to the powerful growth of e-commerce, along with the popularity of smartphone and the Internet, online purchase has become a great demand in today's society. Chinese companies or KOLs have proved that by creating a tremendous revenue based on livestream shopping and making billions of dollars a day. This number is fairly reasonable to companies with great capital flow, however, it is hard for small-scale businesses to access this level of advancement due to capital limitations, high loan interest and

mortgages. Digital assets possess the ability to eliminate said issues and open new financial opportunities for investors and business owners of all kinds. Via this process, businesses can regulate loans and assets by swapping them to digital ones so as to easily execute transactions and deal with investors.

A decade ago, there was no connection between digital assets and real estate. Real estate was considered a traditional field which had been frozen and late on applying new procedures.



A decade ago, there was no connection between digital assets and real estate. Real estate was considered a traditional field which had been frozen and late on applying new procedures. Unlike other fields that affect only a small part of people, real estate concerns our everyday life, therefore, the introduction of new technology in real estate (Proptech) has made user rethink about suggestions and real estate marketing. It is expected in the near future there would be no jobs required for real estate agents and brokers anymore, as people have begun to search for properties online without getting in touch with real estate agencies.

In another aspect, other than

searching for properties online, there are many new applications dedicated to digitizing real estate assets such as checking properties by VR/AR technology and versatile consultation, or the act of purchasing properties can be perceived as trading digital assets on smart devices. Most importantly, the verification of real estate ownership through digital assets has made managing properties become easier.

Commercial real estate plays an important role in transaction activities and global economic assets. Despite the great market size of real estate industry, it seems that transactions in this particular field still face many obstacles. Tokenization can eliminate these barriers by:



2. VR/AR & NFT - The essential parts of Metaverse

Metaverse is a virtual world established from many digital entities, means of communication, reinforced reality, virtual reality, cryptocurrency and blockchain, allowing users to interact with each other.

Once Metaverse develops, it will create an online space where users' interactions are more advanced and multidimensional than any current high-tech devices. Instead of watching digital content, users can emerge in a sphere where physics and the digital world intertwine in Metaverse.



According to the experts, Metaverse is set to be the next era of the Internet. Recent reports have shown that the scope of Metaverse almost reached 50 billion dollars in 2020 and could be 900 billion dollars in 2028. Digital property is a must in a comprehensive Metaverse, especially when Metaverse has been going strong in all kinds of fields including gaming, e-commerce, social networks, etc.

VR/AR technology in Metaverse is considered a fundamental component as well as the main inspiration of Metaverse. Other supported technologies can also bring about exciting user experience.

NFT is a crucial factor helping Metaverse reconstruct the economy in VR. NFTs represent irreplaceable digital assets, verify ownership and execute transactions easily in Metaverse. Similarly, a valuable real estate property can be mined successfully and safely traded through NFT Marketplace. NFT is the key to solve problems involving the process of purchasing, investing and owning properties.

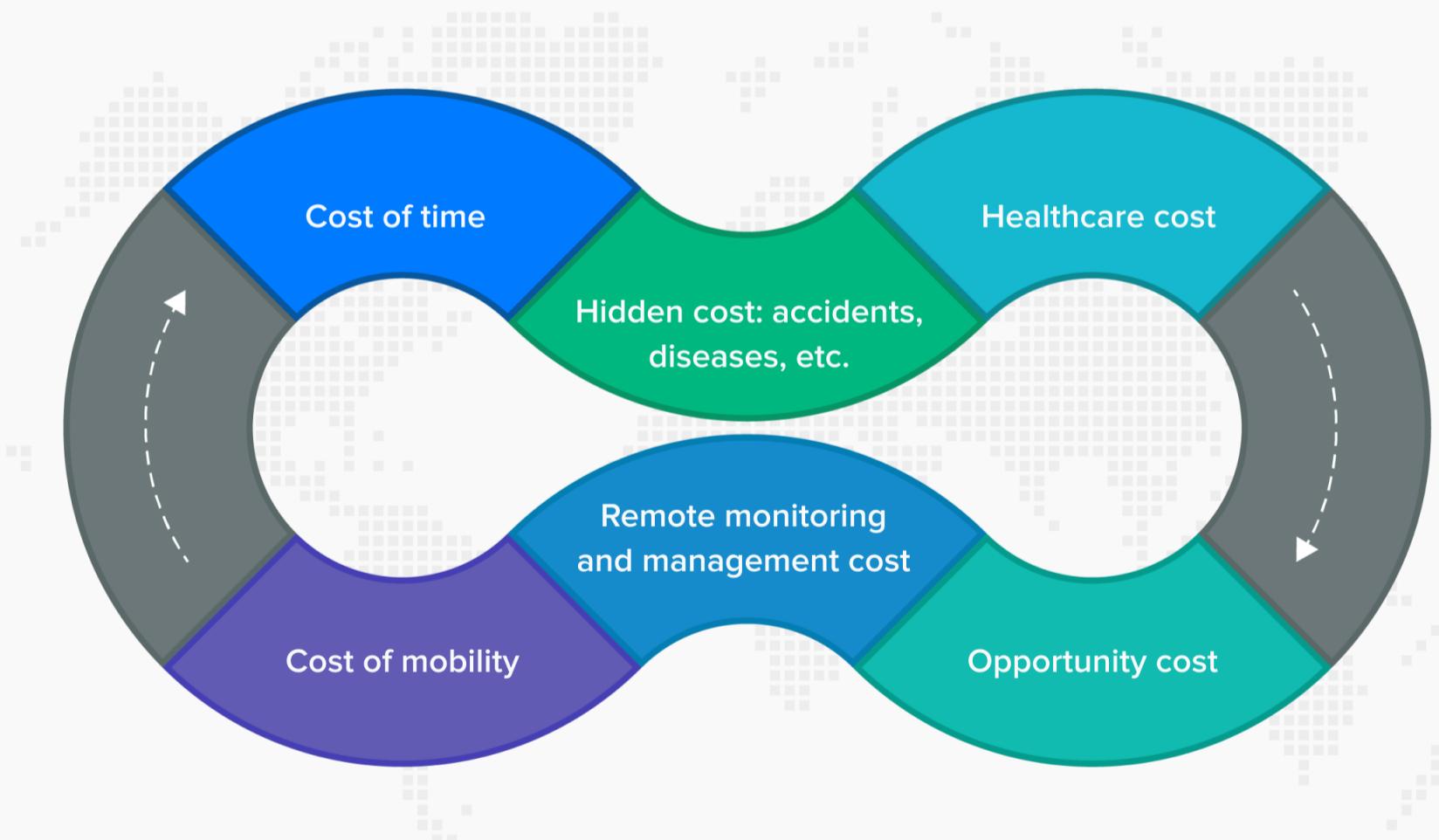
6 BARRIERS OF THE TRADITIONAL REAL ESTATE MODELS

1. Cultural and geographical differences

The first and foremost barrier of real estate investment is the problem of mobility. As can be seen, the geographical distance between a preferred property and a typical buyer can be of great concern, as normally it is time-consuming and a waste of resources. Whereas overseas visits often cost much more than domestic trips, the deal is not always guaranteed to be a success, which can be due to misleading information or ineffective price negotiation.

As a result, most of the time, geographical differences cause the loss of time and effort for real estate clienteles.

Geographical differences could also lead to difficulties in terms of management. Up till now, property monitoring and management in real estate have been an unproductive, slow-moving and insufficient process due to multiple expenditures, including:



2. Transaction time, connection and liquidity

Among transactional markets, real estate is considered to be low on liquidity, as in the golden era of digital, where investors can execute any kind of transactions within seconds, real estate transactions can take a lot of time to process due to its forever unmodified procedures. Regardless of geographical differences, to put a

property on the market, real estate agents and brokers must carry out marketing campaigns for it and wait for the right buyer, which can be from days to years and cause loss of value. The difference in transaction time between real estate and other markets is simply too great to account for.

Problem	Commodity, stock and forex markets	Real estate market
Transaction time	1 to 3s	Days to years
Liquidity	Instant	Delayed
Connection	Indirect <through technological infrastructures >	Direct <Face to face>

3. The unlimited variations of properties

Merging and splitting are the most significant characteristics of real estate assets. The higher the ability to merge and split, the higher the engagement and liquidity of an asset. In general, people have different financial status and demands; while some have the intention to invest in large-scale projects, others wish to own small lands. The cause of low engaging activities towards real estate is due to the limited ability to merge and split these assets. Currently, real estate market nowadays does not possess the capability to split landing properties to the point of nanometre as well as merge them willingly.

In addition, high value of real estate properties often deprive the majority of people of accessing this kind of transaction. Even though commodities and goods have been monetized systematically to focus on humans' demands, real estate assets still remain the same, leading to impractical mass real estate affairs.

Assets	Merging	Splitting
Metal	High	Average
Cash	Depend on price	Depend on price
Digital currency	Depend	Depend
Cryptocurrency	Unlimited	Unlimited
Real estate	Low	Low

4. Local legal procedures

There are 3 obstacles regarding to local legal procedures:

- The process of verification through multi-level authorities: All real estate transactions need ratification from local authorities, including paperwork, notarization, approvals from different departments, confusing information and practice.
- Mistakes in transition and authorization process: Territorial dispute cases can be seen anywhere. Loopholes in procedures constantly lead to scams and fake projects, resulting in incredible damages for individuals and investors.
- National differences: When an investor has the intention to own foreign properties, the biggest obstacle would be to transfer assets in accordance with the monetary system of the targeted country. Due to financial restrictions, many potential buyers have to pass the opportunity to invest in the international real estate market.
- The complicated multilayer legal procedures have become an invisible hindrance in the real estate field.

5. Obscure business models

Currently, the transaction method in real estate includes buyers and sellers conducting business directly and indirectly through brokers or real estate agents. Unfortunately, this method only works for assets whose values are moderate and does not meet the need of tremendously large-scale or small-scale properties. More importantly, the emergence of brokers have made the market ravel with their sophisticated non-transparent schemes and scams, forcing investors to buy assets that have different values from reality.

6. Vague and inconsistent information

Coming up with a plan to purchase real estate properties is such a vital task that buyers should spend a great deal of time to research the market thoroughly and cross check references. However, in fact, there are no common standards regarding real estate information and reliable sources. Low subjectivity and intuition lead to defective decisions or time-consuming negotiations and waste of resources to communicate with active parties. Potential buyers could not quickly determine if the properties are the right fit for them. Therefore, real estate is the field that has low extension and engagement.

ROOT CAUSES

1. The stagnant nature of real estate

Real estate infrastructures always go hand in hand with everyday life and manufacturing activities of the society. These properties cannot be moved from one place to another like other kinds of products, so people have to budge instead.

2. The combination of traditional mindset, investment and other demands

People have become familiar with the thought of synchronizing their demands and the need to invest in real estate; however, it is not suitable for the current capital market with high-volume cash flow.

- **Demands:** Using properties to reside and fabricate directly
- **Investment:** Wishing to lease, open business or hold properties long-term
- **Reinvestment:** Making profits from exchange rate differences

The fact that the rate of individuals and organizations possessing the investment and reinvestment kind of real estate properties are increasing significantly shows that many people do not have the need to own or use their properties but wish to make profits from them. The former model which got these 2 types of real estate mixed has made investment activities become more difficult and often need a great deal of capital, complicating both liquidity and processing procedures. As a result, the stagnant situation has led to the delay of investments in real estate, affecting not only investors but also contractors, dragging construction activities, and upset the infrastructure growth.

Demands	40
Investment	30
Reinvestment	30

THE SUPER UNIVERSE OF META365

1. Change the mind - Recreate cognitive experience

Integrating VR/AR technology and advanced image processor, Meta365 has been able to shift people's minds to another dimension of virtual real estate. In this dimension, properties are completely digitized, recreating the spitting image of the real world. Users can easily perceive the reality and simultaneously access the correct information to examine the assets subjectively regardless of geographical differences.

2. Real estate market protocol 4.0 <Meta365 Protocol>

Meta365 Protocol is built on Blockchain technology to standardize NFT applications of digital assets. Its aim is to change behaviors and investment methods of real estate to bring about the transparency and unlimited merging ability of a property, short transaction time, negotiation sessions in VR.



THE SUPER UNIVERSE OF META365

	Traditional means	Meta365
Cost of mobility	Car, train, plane	Click
Transaction cost	% value of the property	0
Transaction time	7 days to 6 months	5 to 10 seconds
Liquidity	Low	Very high
Information and Data	Lacking and vague	Subjective and sufficient
Experience	Reality	Virtual reality
Transaction method	Direct	VR NFT Marketplace
Technology	Web2.0	Web3.0
Storage	CSDL	Blockchain and IPFS
Marketing	Unclear	Centralized
Ownership	Legal properties, civic contracts	NFT properties, smart contracts
Ability to merge and split	Limited	Unlimited
Capital flow speed	Interrupted	Constant
Target	Everyone	Investors

→ Real estate revolutionary 4.0 <VR Real estate>

3. Meta365 Land

Real estate properties on Meta365 all have ownership verification, under the form of NFT and operated on smart contracts of Binance. Upon investing in a real estate project, Meta365 platform allows users to assess and analyze the property's potential directly. Moreover, the

process of purchasing or depositing will speed up if users own the UCC token. This particular process can last as long as the latest owner wants to exchange his/her NFT to the real property. The exchange fee will be divided among UCC holders.



SOLUTIONS

1. Real estate property tokenization

Each real estate property in the real world is pledged as an unique node in blockchain as a standardized NFT with digitized information and data. The ability to merge and split automatically of this kind of NFT (non-fungible token) allows people to be co-owners, store and trade liberally. These tokens represent the true value of real estate properties in Meta365. All transactions are operated on smart contracts and stored on blockchain. Digitizing assets as NFT brings about many

the advantages, including:

- Easy to manage and execute transactions
- Publish transparent procedures
- Engage all targets
- Simplify and minimize the process of ownership and real estate investment
- Own or co-own simultaneously multiple assets



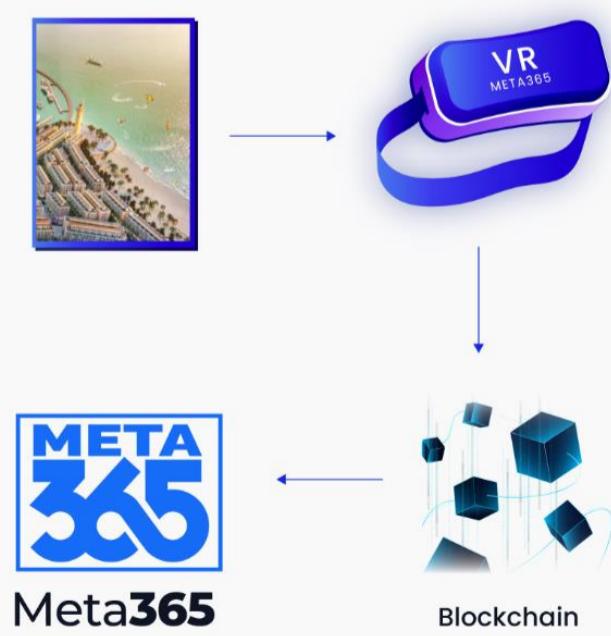
2. The essence of Metaverse

Applied VR 360 technology, Meta365 has created a special Metaverse for real estate, supporting advisors in consulting for potential clients and helping users to have an authentic experience in virtual real estate anywhere. The footage in that dimension is bound to provide users with information in high resolution images scraping down every little detail, bringing the excitement and exhilaration of experiencing an advanced technology.



The characteristics of Meta365 image processor include:

- Vibrant and authentic experience
- Reliable and exact images of the real world
- Unique, iconic and cannot be copied
- Live feature through Live Camera
- Encourage curiosity of potential buyers
- Prioritize user experience
- Users can find information by themselves without cramping details



3. Contract for Deed (CFD) in real estate

Contract For Difference (CFD) allows users to order the exchange rate of an item without actually owning it. One of the significant benefits of CFD is that users can make profits on a daily basis regardless of the fluctuation of the rate itself, as typically, CFD transactions do not have a certain time frame. The ability to schedule purchases has made CFD a common choice to execute short-term transactions in the current financial market.” Integrated the working mechanism of CFD, with the support of blockchain technology and smart contracts, Meta365 has created a CFD protocol for the real estate market - Smart Contract for Difference of Reality (SCFDOR).

The process of investing in real estate is carried out by exchange rate differences on smart contracts. SCFDOR completely separates common demands and the need to invest, which means only the last user can be the owner of the property. In the future, profits will be divided among investors in accordance with the number of tokens that they hold. Real estate investment becomes easier by owning CFD Token, whether it is short-term transactions, acquisition or long-term investments.

SCFDOR Protocol:

- Make instant transactions with supported tokens
- Guarantee purchases and divide profits once the property is in use
- Share profits for properties on long-term lease
- Leverage activities for the market
- Profits are shared evenly among token holders of the same NFT in Metaverse

Make instant transactions with supported tokens

Guarantee purchases and divide profits once the property is in use

Share profits for properties on long-term lease

Leverage activities for the market

Profits are shared evenly among token holders of the same NFT in Metaverse

4. NFT/VR Marketplace

On the whole, the interface of Meta365 is different from other platforms. Also, it supports purchases and transactions in Metaverse, where users can make transactions while experiencing. For instance, investors can buy any real estate properties in VR 360 without miscellaneous robust tasks such as making lists.

Meta365 Marketplace support 3 kinds of agreements:

- Match the same price set
 - Netherlands auction
 - UK auction
- Optimal value and fairly own tokens

Function	Popular Marketplace	Meta365 Marketplace
UX/UI	List	3D VR
Experience	Single images	VR landscape images
Merge & Divide	NFT	Automatic NFT
Agreement	Price set	Price set, Netherlands auction, UK auction
Leverage	No	Yes

5. Independent operation

Development and profit distribution activities will be voted publicly through DAO Meta365 built on integrating chains.

OPPORTUNITIES

1. Paving the way for Metaverse from Big Data

Mark Zuckerberg is considered to be the most threatening man on the planet when holding billions of users' data. These data have been processed to analyze customer behaviours and demands in real time. As a result, when Facebook changed its name to meta to pursue the ambition of turning itself into a VR social network, where users can interact and socialize in a virtual world, it is believed to be the future of the Internet.

Big Data plays an important role in the process of rendering virtual life more vibrantly. Facebook possesses the kind of Big Data that has a great influence on the Metaverse industry.

This can open the door to a new era of Facebook, at the same time, helping Metaverse become a billion dollar industry in the future.

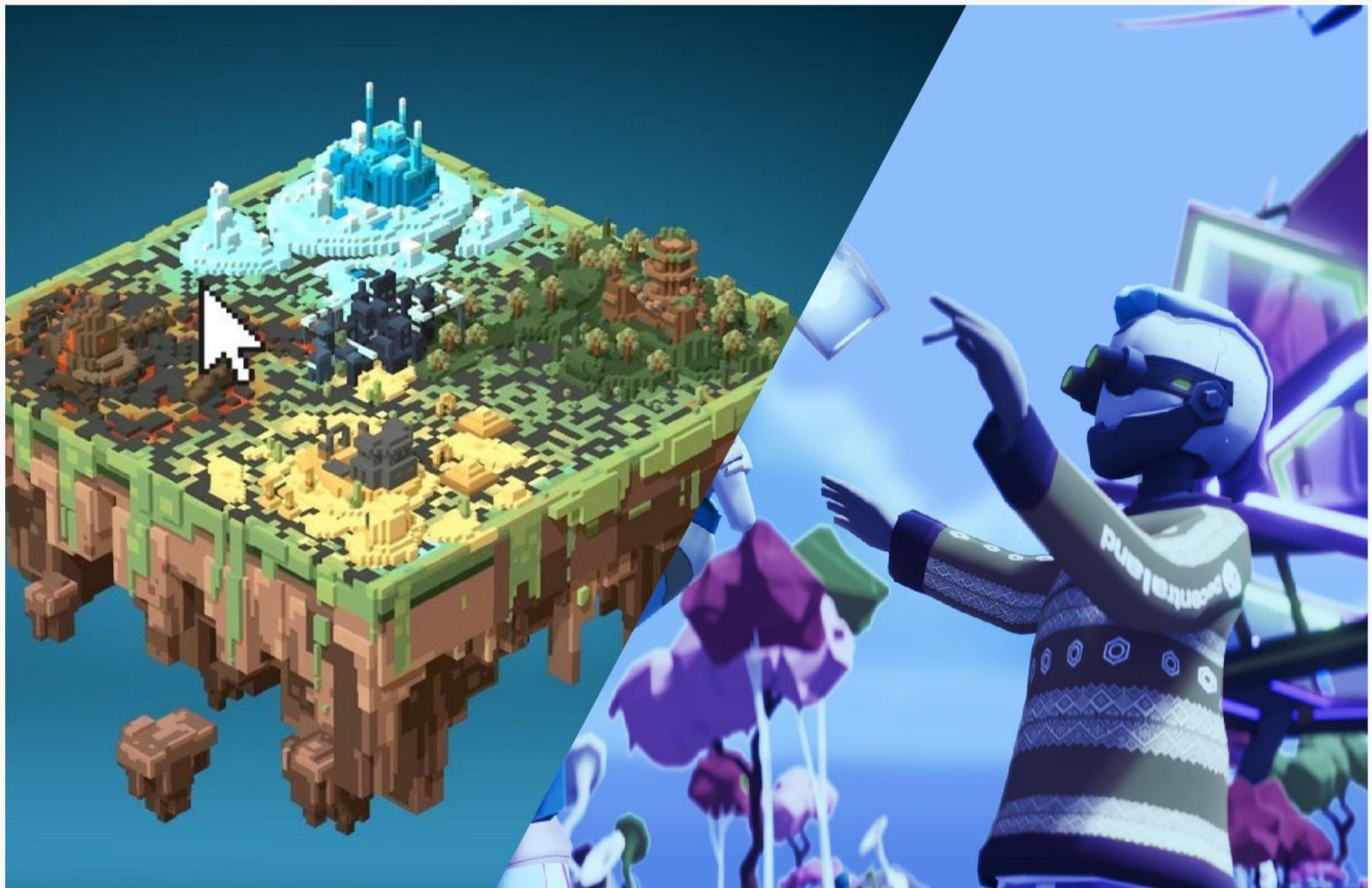
VR/AR is expected to be the technology of the future. The fact that Facebook actually bought Oculus has shown the ambiguity of this giant in creating a virtual empire covering all kinds of fields from gaming, entertainment to real estate. Its aim is to provide an online world, where people can interact and communicate without being in the same space.

Meta365 will contribute a great deal in building VR infrastructure in Metaverse, as location is the main factor that increases the value of any digital real estate property. It is truly a new time to explore virtual realms.



2. Testing NFTs on a large scale in Metaverse

Indeed, the act of integrating NFT to Metaverse has turned the online economy into a virtual one, making a great impact on the real world. For example, Gucci has started to find ways to approach new customers in the Metaverse through Roblox. Also, Coca-cola has released their virtual brand clothes under the form of NFTs.



Despite being in its first phase of digitized transformation, NFTs in Metaverse has made its place and shed the light on new operation methods of digital ownership for worldwide brands. These latest movements have shifted the economy and customer behaviours towards the Metaverse.

Unlike Decentraland, Meta365 recreates VR real estate projects under the form of NFT. It can also be understood that Meta365 is a real estate NFT exchange integrated with VR/AR technology to improve user experience in the best way possible.

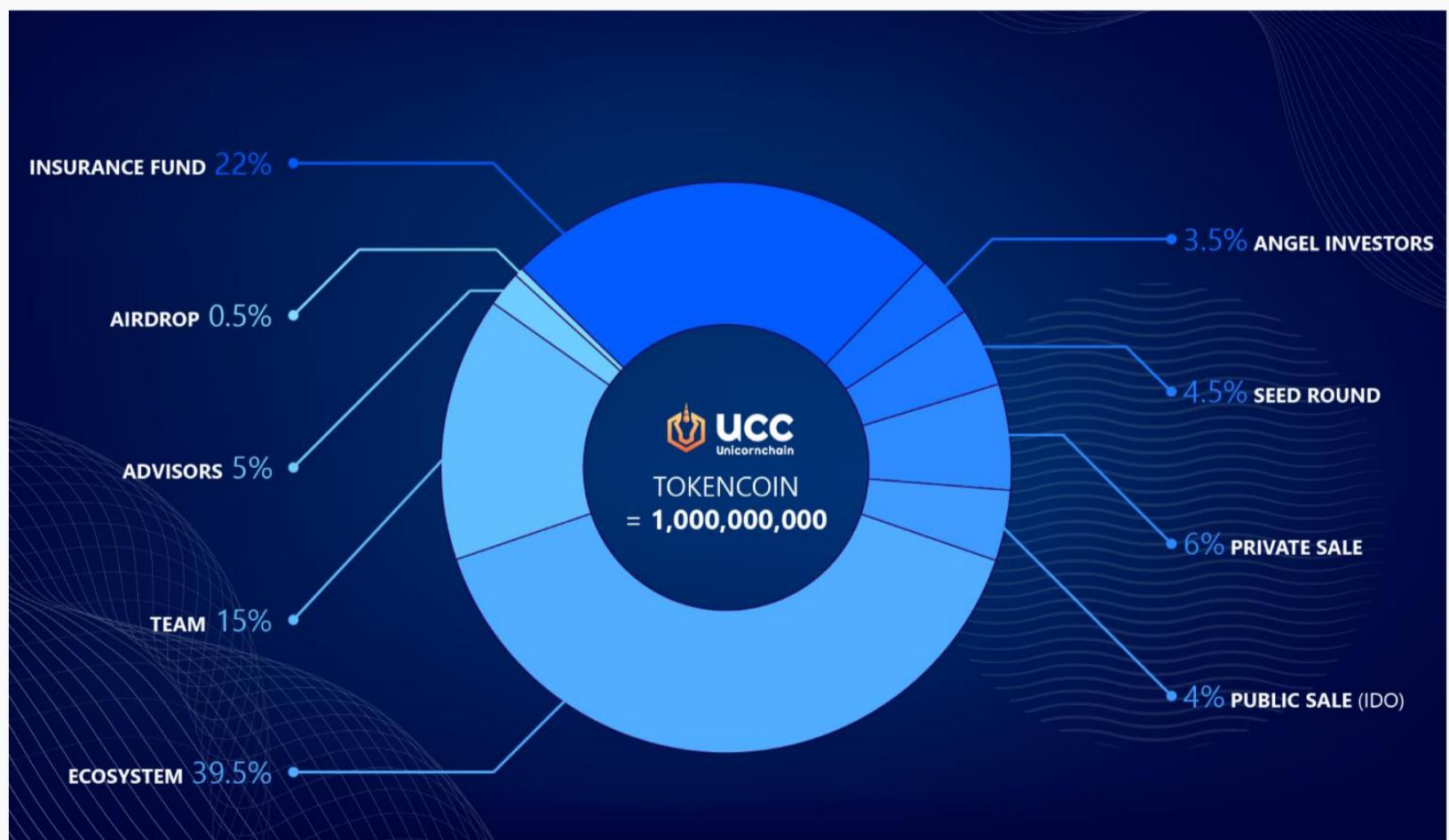
TOKENOMIC

1. Token information



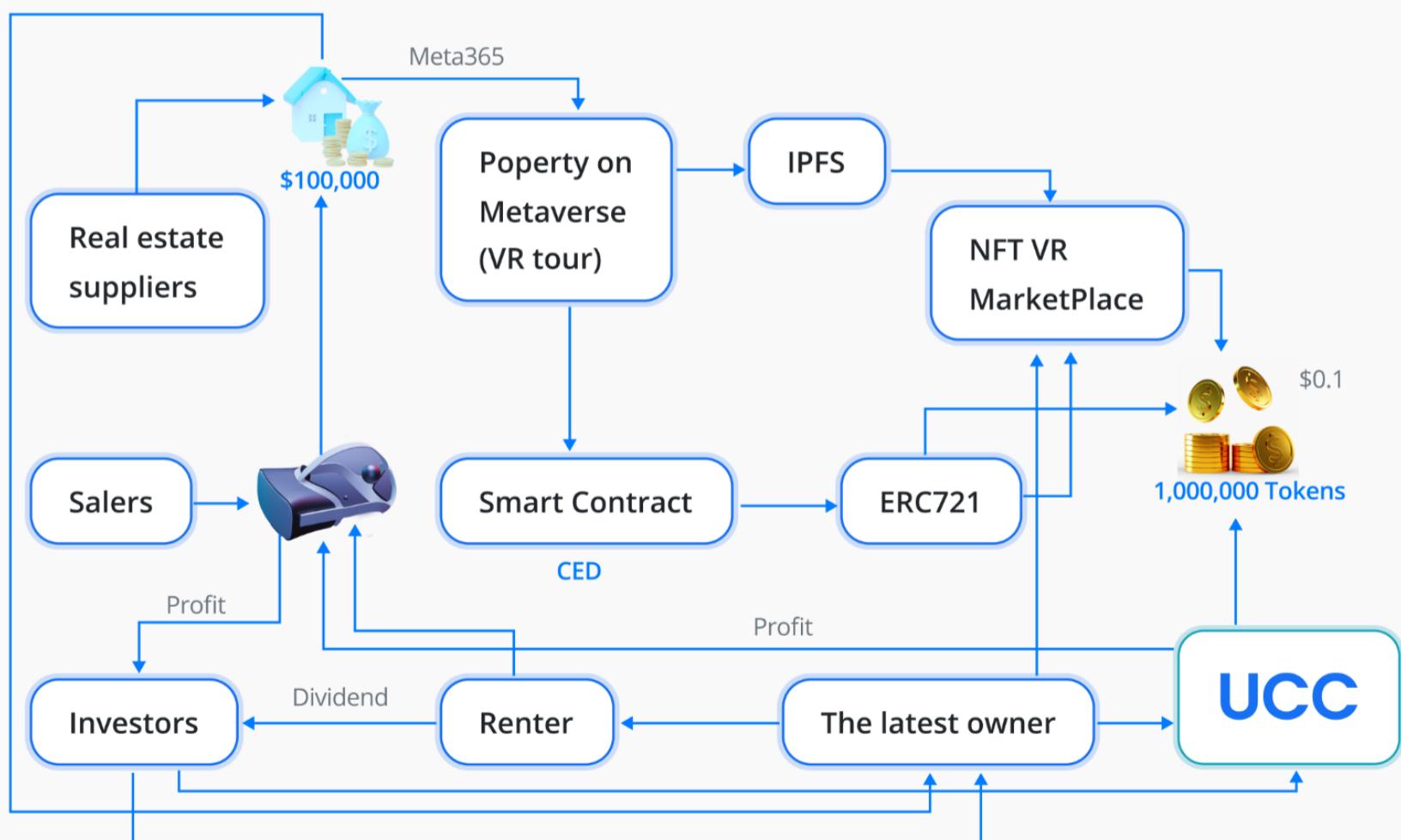
Name: Governance Token of Unicornchain
Symbol: UCC
Protocol: BEP-20 (Binance Smart Chain)
Decimal: 18
Contract: Coming Soon

2. Token Distribution

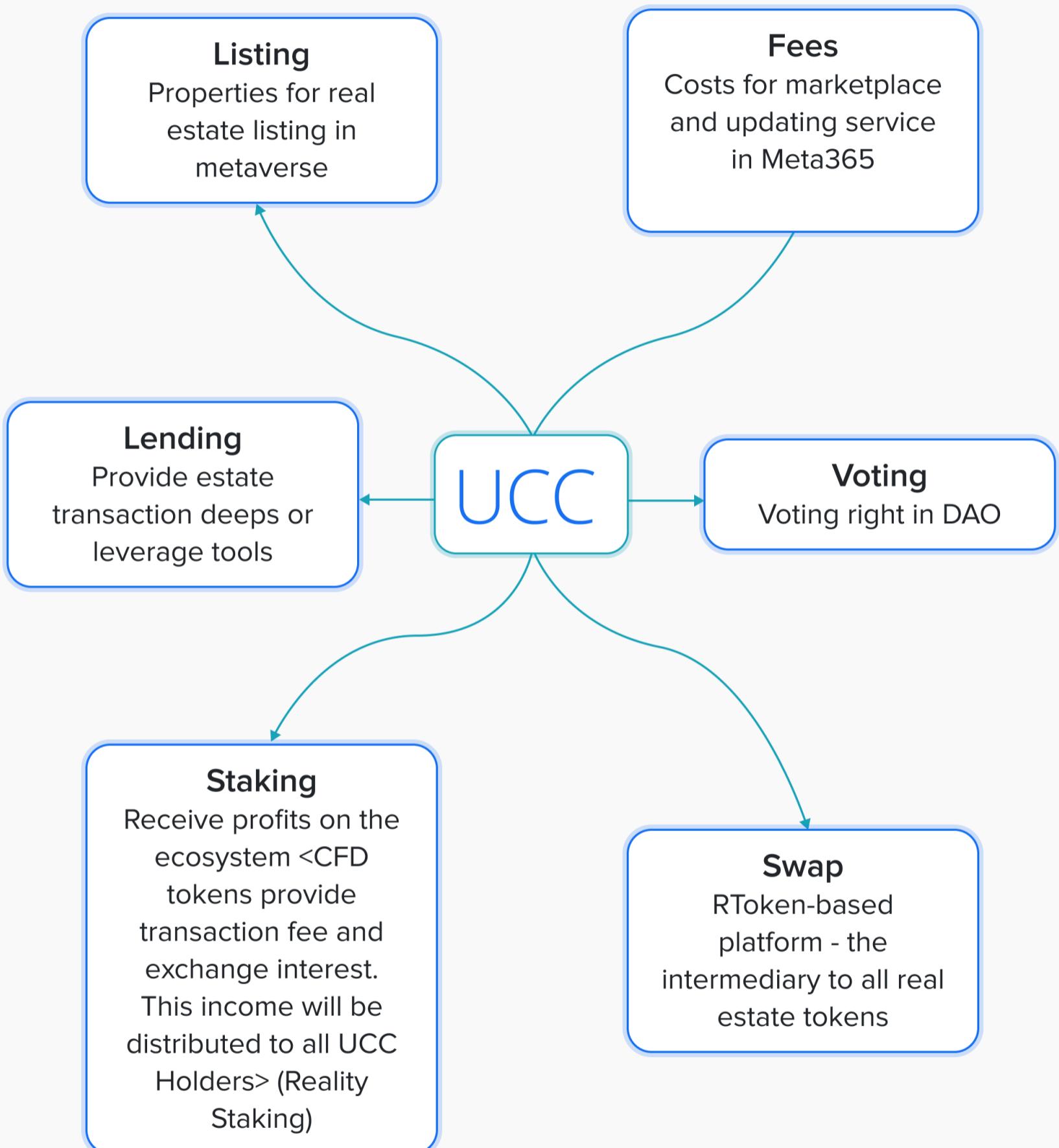


	PRICE	RATE	TOTAL TOKEN	UNLOCK PLAN
Angel Investors	\$0.015	3.5%	35,000,000	Unlock 7.5% at IDO. Unlock next 15% after 3 months. Then gradually unlock quarterly for 1.5 years.
Seed Round	\$0.02	4.5%	45,000,000	Unlock 10% at IDO. Unlock next 15% after 3 months. Then gradually unlock quarterly for 1.5 years.
Private Sale	\$0.03	6%	60,000,000	Unlock 15% at IDO. Unlock next 15% after 3 months. Then gradually unlock quarterly for 1.5 years.
Public Sale	\$0.06	4%	40,000,000	Unlock 30% at IDO. Unlock next 50% after 3 months. Then unlock the remaining 20% after 3 months.
Airdrop	-	0.5%	5,000,000	Unlock 10% at IDO. Unlock all 100% after 3 months.
Advisor	-	5%	20,000,000	Unlock 5% at IDO. After that lock for 12 months. Then gradually unlock quarterly for 1 year.
Ecosystem & Pool	-	39.5%	395,000,000	Lock for 1 month after IDO. Then gradually unlock quarterly for 2 years.
Insurance Fund	-	22%	250,000,000	Lock for 1 year after IDO. Then gradually unlock quarterly for 1 year.
Team	-	15%	150,000,000	Lock for 1 year after IDO. Then gradually unlock quarterly for 1 year.

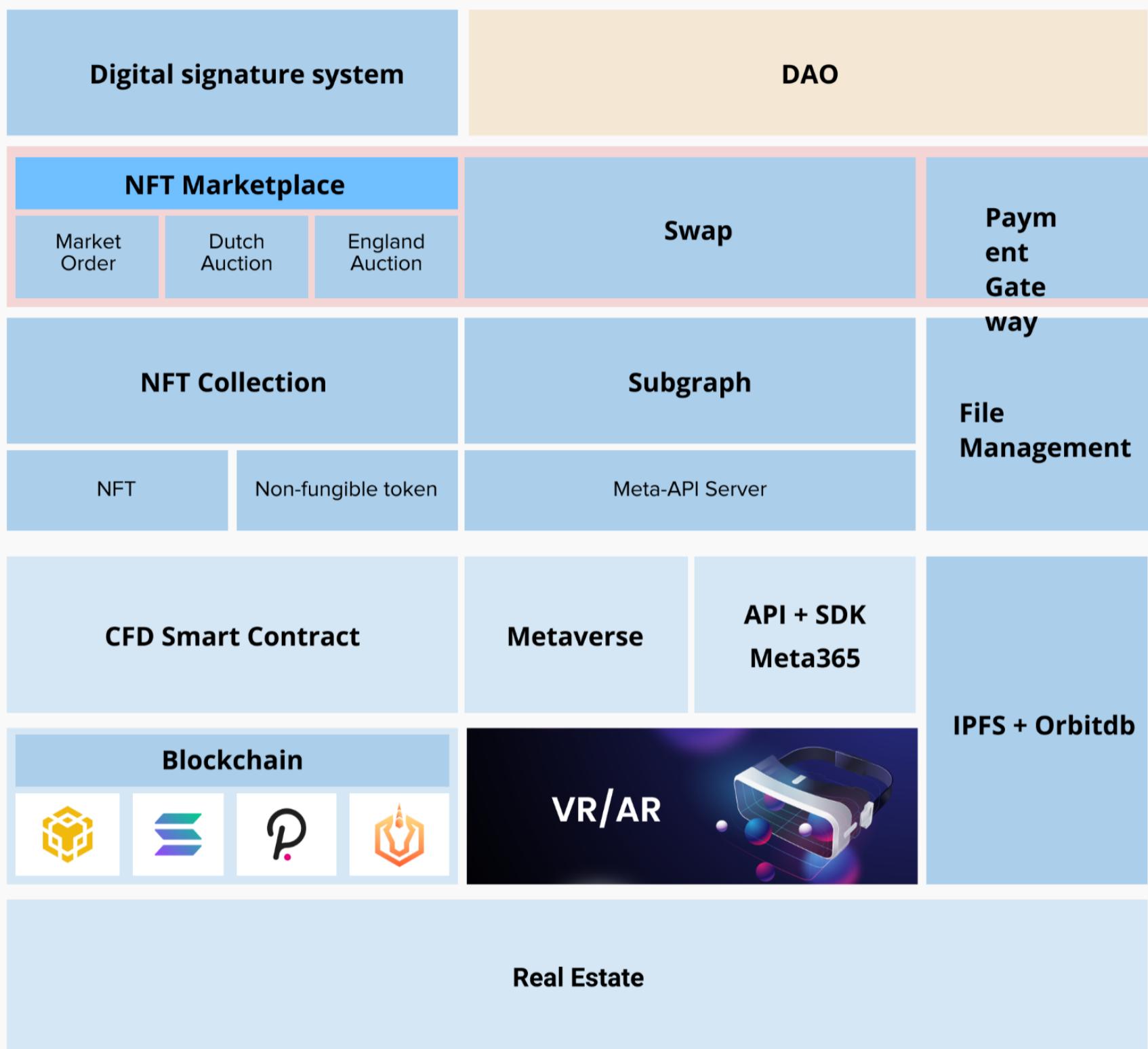
3. Token path



4. Token Operating Value



5. Technology Architecture



ROADMAP

2018:

Develop core product

Mar 2018

Build infrastructure - VR360

Jul 2018:

Test API VR-AR

Dec 2018:

Digitize successfully images

2022:

Introduce Anti Bot Contract, NFT VR Marketplace, Private Sale

Q1 2022:

- List on Certik
- Digital signature system for real estate transactions
- Anti-bot Contract
- Meta-API Server
- Launch IDO UCC Token
- List on Pancake, CEX and Coinmarketcap

Q2 2022:

- List on Binance
- NFT Marketplace V2
- Digitization campaign: Digitize 500 tourism real estate by NFT

Q3 – Q4 2022:

- Upgrade the interface
- Partner up with 200 real estate exchanges
- Digitize 1000 real estate projects

2019:

- Develop governing products
- Digitize tourism and commercial real estate
- Construct administrative model

2020:

- Establish Blockchain Labs for real estate
- Establish a small lab to study blockchain in digitizing properties
- Test successfully 3 Smart contracts of transferring properties
- Research Rust and Binance Smart Chain

2023

- Traffic: 25 million visits
- Target users in the international market such as Philippine, Germany, Australia, Dubai, EU Savado, etc.

2021

Update and transform model

Jun 2021:

Launch Meta365 in Metaverse

Aug 2021:

Introduce Team & Advisors

Sep 2021

Introduce Business Model with VR-AR and Blockchain

Nov 2021:

Introduce Pitch deck, Whitepaper version 3, Tokenomics

Dec 2021:

Introduce Anti Bot Contract, NFT VR Marketplace, Private Sale

TEAM



Istvan Csikos
CEO & Founder

Very knowledgeable with OTC and startup. Tremendous experience in investment banking & underwriting firms.



Hai Nguyen
COO & Co-Founder

Forbes 30 Under 30 Asia 2017.
Cofounder & CFO Flyer.us, Genesi Creative. TEDxRMIT Speaker 2021.



David Doan
CCO & Co-Founder

Nearly 10 years of business in the fields of Financial, Technology, Real Estate in ASEAN and ASIA countries.

CONCLUSION

In the period of global transformation, with a vision of a digital future offering advanced technologies such as IOT, Blockchain, VR/AR, ect., Meta365 aims to transform the world real estate industry. In a billion dollar industry like real estate, Meta365 plays a crucial role in digitizing the whole process of listing and purchasing properties under the form of verified NFTs.

As user growth goes along with the development of real estate agencies and large-scale real estate projects worldwide, the solutions in Meta365 not only help the entire industry grow, but also reduce costs and reveal positive changes. It is believed that Meta365 will affirm its position with its solid solutions in the global real estate industry.

META
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