



**EARN 40% ROYALTY ON SHORT TERM
RENTALS FROM REAL ASSETS**

**A TOKEN BASED ON EARNINGS
FROM REAL ASSETS**

OUR VISION

We believe that everyone should have the opportunity to build up a passive income.

We believe that the travel economy must evolve and create a better experience in cities, making a standard within short term rentals raising the bar from a hotel experience.

We believe that only through new technologies we can enable revenue streams on traveling.

We believe in the democratization of financial products.

We believe that we can only achieve all this together.

Welcome to Residence Club

GENERAL INFORMATION

This whitepaper provides an overview of Residence Club and the first fund RESIDENCE CLUB TOKEN (RCLUB), which is available for sale in a public token sale. Residence Club is a start-up whose core business is "short term rentals" in major tourist destinations across Europe. Building on this, the company relies on blockchain-based applications and participation models. The latter is the focus of this paper, as is the resulting Residence Club Token.

Statutory information on Residence Club and the RCLUB, the risks, opportunities, and limitations can be found in the Statutory Information Sheet.

The definitions, the participation payment, the platform use, the characteristics of the Residence Club, the guarantee and the liability are to be taken from the Investment Framework Agreement.

Both the Statutory Information Sheet and the Investment Framework Agreement are available for download on ResidenceClub.co.

ABSTRACT

Residence Club is the first company in the world that makes it possible to invest in a royalty generating variable asset. In Residence Club's case, the income earnings from properties in major cities from London, Paris, Barcelona and more – by means of a token and to participate in the booking. This allows a company's stakeholders to be involved in the value chain. Thus, consumers benefit not only from the company's service or product, but also monetarily through the capital generated. The Residence Club Token (RCLUB) makes it possible to transfer the meaning of sharing implicit in the term "short term rental" into reality and to be the first "real" short term destination partner, of a high standard.

The Residence Club token is a royalty-generating asset, yielding 40% of all booking revenue after cost (described later in the section Tokenomics.)

BLOCKCHAIN

Blockchain is seen by many experts as having world-changing potential. The technology is expected to take the internet as we know it to the next level. In many cases, the term is used by companies, states and organizations as a catchword that is supposed to be synonymous with the innovative strength and technical progress of the respective institution. Blockchain-based products have already found their way into the financial sector. Through low transaction costs and barrier-free participation opportunities, the technology can have an inclusive effect on the increasingly exclusive financial market. With the removal of entry barriers, the elitist character of financial product-owning groups of people can be pluralized and the financial industry can be "re"-democratized from the perspective of issuers and investors. Meaningful applications that do justice to this task are currently still mostly sought in vain, and the connotation of the term is not necessarily to be judged positively by most people, at the latest since the crypto hype of 2017 and the subsequent crash of all cryptocurrencies. For this picture to change, applications are needed that create a benefit for society as a whole and are linked to real economic benefits. What is needed is a move away from highly speculative coins and tokens with no real value in return. What is needed are financial products without arbitrariness and rigidity with the exclusion of the most and it needs a turn away from the administration of standstill.

TRAVEL INDUSTRY

The travel industry is one of the biggest industries in the world, we are all hungry for new experiences and travel in our free time. Today we rely on Hotels or Short-term rentals, but short-term rentals through the likes of Airbnb can often be a questionable standard, and this is one of the goals of Residence Club to set the short-term rental market apart and offer a safe place to stay when traveling for work, weekend trip or family holiday. A Safe 2 bedroom minimum in all locations, enabled by fast WIFI, technology, high standards, a workplace and access from our upcoming app so never worry about keys, it is all sitting in your phone.

Our goal is to serve the major capitals early, and the vacation spots with the highest yield year around to generate the highest earning potential to token holders.

THE IDEA BEHIND RESIDENCE CLUB

The goal of Residence Club is to offer a safe, convenient, and affordable way to visit tourist destinations, or for business travellers that prefer the amenities of space, technology, comfortable bed with modern technology, and a central location in any city. We all have traveled and chosen a hotel maybe not in the best location to cut costs, finding the experience to be under the level we expect, and spending excessively on food when we could get the best local experiences next to the desired travel destination.

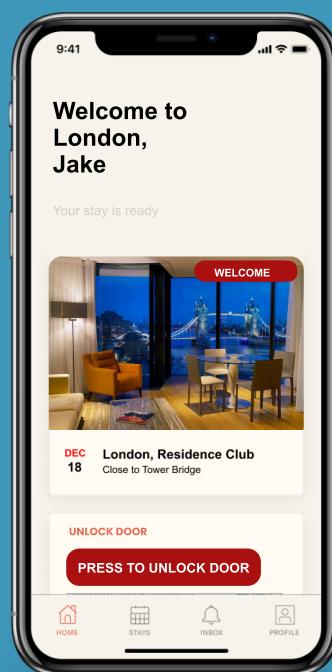
Having a home away when you travel, is for most a better experience that is clean and trusted. Today if you book a short-term rental, you run through the stress, when do I get the key? Is it clean? Can I do a Zoom call on the wifi? Can my kids watch Netflix on their tablets? Etc etc. We want to create a standard in travel that is affordable and can be accessed through an app any day. And as it turns out it can generate high returns to stakeholders, as the market is in need of Residence Club's properties.

IMPLEMENTATION

We are a technology-driven first company, so locations are based on data on travel habits, locations that are yielding the highest booking in terms of revenue annually, and the right location to support that with demand. Our infrastructure of managing properties is also dealt with directly through a network of cleaners, and teams on demand to support the setup. Everything is technology enabled so access to properties are done from the upcoming Residence Club APP on iOS and Android and the only way to open the door while the booking is active. The cleaning staff will get access time-limited, and support can enable a door when needed for customers at anytime. If a user don't have battery a code is issued also to access the property. This removes the hassle to meet in person, lowering cost but more importantly for the traveler build trust, flexibility and ease.



Mobile Checkin
Easy, intuitive,
accessible and fast.



Open the door
App enabled doors,
easy access.

PRODUCT & SERVICES

The start-up was founded in 2022. Since its inception, the company has been active in investing in properties and managing them. Residence Club's core business is primarily based on the principle of B2C+B2B short-term quality rentals in major travel hubs and holiday spots with high demand year-round ensuring higher ROI than typical rentals of a property enables an investor to yield. We believe a seamless travel experience is what the market needs as a better alternative to a hotel. Tokenizing revenue is a new way to share the experience of operating a company, enabling retail investors with the ability to place their funds in different revenue-generating streams. But furthermore, provide travel benefits to investors. We believe building as a group has bigger potential than typical bank financing.

We collectively can go out and share the Residence Club brand and as a token holder, you can convert your earnings into travel coins giving 1.5X in redemption instead of cash, securing travel stays at a high discount throughout the year as an investor. We are also as properties enabled showing full transparency in the dashboard, which you access with your web3 wallet given you have Residence Club tokens and you can see live bookings, revenue, and cost and convert earnings to travel coins that can be redeemed to stays.

Fact:

Short Term rentals is a growing market, expected to grow to \$256 Billion USD in 2030 globally.

| RESIDENCE CLUB TOKEN - INTRODUCTION

In contrast to most ICO's or STO's as they are called now a days, our raise is not done to build a product without backed assets and real income. The Residence Club token is a non maturing royalty ownership of Fund I's properties whereas the capital will be used to add properties to the market. The earnings are transparent at 40% after cost, which is typical taxes, maintenance fees etc (our goal is to lower the cost at scale from day one, and keep them to a minimum). You will earn revenue from every booking in Fund I and once the fund is closed all properties will show in your dashboard, including all bookings, and earnings for full transparency year around, and earnings are automatically sent to token holders after each booking. This set Residence Club apart from most Web3 products, as in the past it has been questionable what their revenue model was, other than pure speculation.

| BLOCKCHAIN PROTOCOL

We have selected 1 protocol Binance Smart Chain, to lower the cost of sending royalty payments in BUSD later on. However you can buy your tokens using: Bitcoin, BUSD, USDT, Ethereum, Fiat etc.

| ECOSYSTEM

Each community member also called a token holder has direct access to a dashboard using their tokens to see the Properties in Fund I, their bookings, cost and earnings at anytime. We believe in collective transparency, from the dashboard you are able to convert at 1.50X your earnings to travel stays if you wish to redeem at your benefit to stay in any property on Residence Club's network.

1. Revenue tab: This serves as a financial dashboard in which the most relevant financial key figures and their development are displayed. The token holder has an insight into the current figures and developments.

2. Token tab: This is the buying interface for the Residence Club and gives an overview of the token distribution.

3. Property tab: Here, the token holders get insight into the essential activity and performance data and property bookings etc.

4. Booking tab: The tab functions like a blockchain-based logbook in which all bookings of the properties are displayed transparently.

5. Account tab: Users can manage their personal data here if they wish to share, for payout in Euro to bank accounts a KYC will be needed here, for distribution in ETH or Stablecoin that can be selected and will be transferred to the wallet address of the token holder.

BLOCKCHAIN PROOF

Inside the dashboard, you are able to see each booking, as we store them for transparency, and can be audited by any token holder for transparency at any time. We believe in transparency and for all token holders, you are then able to verify in real time the performance, bookings, and earnings and see cost breakdowns.

TOKENIZED ROYALTIES

We are in Fund I selling the Residence Club tokens also called RCLUB, which secures a 40% revenue share after cost token holders. This is a new way to earn passive income based on Blockchain in real asset-generating real estate. The royalties will be paid out to token holders monthly and will occur in real time in your dashboard based on bookings and payments. Prepayments will first be released to token holders after the stay of the customer has taken place, so if someone prepays a trip 6 months in advance, the 40% after cost is released to token holders after the stay takes place.

We are using the funds raised to increase directly investment in properties and working with Swiss Banks on financing to secure more properties from the free cashflow that Fund I has after payments to token holders, this will secure a larger payout over time on a monthly basis.

TOKEN VALUE

In this Token Sale, the Residence Club Token (RCLUB) corresponds to a value of 1 USD. The benefit of properties is, they don't have to be replaced over time but can continue to accrue earnings, and based on financing partners, with free cashflow we are able to add more properties, to enable higher earnings to token holders in Fund I.

TOKEN SUPPLY

The initial supply will be as follows:

6,000,000 RCLUB Tokens on Ethereum BlockChain
3,000,000 RCLUB Tokens on Polygon
3,000,000 RCLUB Tokens on Binance Smart Chain

So in total 12,000,000 Tokens is being sold to invest in a two digit amount or properties from London, Paris, Barcelona, Lisbon, Berlin, Ski Resorts, Rome and other locations.

Each token holder will be paid back to their account in the chains stable coin so for ETH and Polygon it will be USDT and Binance will be BUSD, you have the option to convert at any time your token in REALPROP to travel tokens which gives you a nominal value of 1.5X as a token holder and redeem for stays in Residence Club.

PARTICIPATION PROCESS

The token is linked to the sales of the royalty of 40% of earnings after cost in Fund I from represented by the token. The process can be divided into different steps:

- In a first step, Residence Club are created that correspond to the project equivalent value 40% royalties of all booking/earnings from stays with Residence Club from properties in Fund I (Will show in your dashboard and expected to grow yearly)
- The Residence Club Tokens are located in your wallet after purchase.

- The tokens are offered for sale in the token sale. This is done via our website (ResidenceClub.co).
- Upon purchase, RCLUB are transferred from the Residence Club's wallet to the user wallet.
- The Booking revenues of the properties are recorded and shown on your dashboard.
- The operating profit is shared between the token holders 40% to token holders automatically and can be managed from your dashboard.
- Token holders can have these earnings paid out via the Dashboard. Either a stable coin or converted to travel coins at 1.5X value to redeem to stay on properties in the network of Residence Club.

TOKEN SUPPLY

In order to spread the risk for token buyers, participation takes place in the entire tokenized royalty, which is from earnings from Fund I, which limits the risk for token holders. This ensures an even distribution of profits and reduces the risk of short-term booking issues from one location, if demand is down (not something we are predicting).

PARTICIPATION PROCESS

The term of participation in the Residence Club's Fund I is unlimited. As long as one owns the token, one also participates in the royalty payments. Residence Club will work with its Swiss banking connections from likes of Credit Suisse and UBS to secure financing for new properties to increase yearly the earnings for royalty owners and add properties to Fund I based on free cashflow after royalty payments.

ROYALTY PAYMENT

Revenues Generated by the Tokenized Royalty

These are the revenues generated by the stays/bookings. Membership fees are not included. The revenues of Fund I are added up and shown in your dashboard. Users can view the proof of transactions, earnings in the dashboard at anytime.

Running Costs

Regular cost such as property insurance, maintenance fees, booking fees, credit card fees, cost of repair, property taxes, and service fees are deducted before the 40% royalty is calculated, so the royalty is based of the net earnings of the booking.

PROFIT SPLIT

The operating profit is after the cost of operation and booking are shared with royalty token holders by 40% of the profits. We have to secure a cut to grow the portfolio to grow and finance new properties, run the network of properties with Residence Club and scale more properties within Fund I and have free cashflow to operate a stable passive income network for our Token Holders.

TOKEN PURCHASE

The Residence Club Token (RCLUB) can be purchased directly on ResidenceClub.co without a broker ensuring that we maximize the proceeds to yield a higher royalty for token holders.

Residence Club offers various means of payment for the purchase of RCLUB. The token can be purchased with cryptocurrencies as well as FIAT currencies. Most common cryptos are accepted as means of payment (Bitcoin, Ethereum, etc.). The cost of a purchase in cryptos is defined and specified by the payment service provider. The range of accepted cryptocurrencies may vary during the term of the token sale, as this depends on the payment service providers. For those who prefer FIAT, there is the possibility to buy RCLUB via instant bank transfer, credit card payment or manual bank transfer.

As soon as a payment is made, Residence Club Token are transferred from the Residence Club master wallet to the user's wallet. The user can view the tokens in his possession directly in the dashboard or by means of the seed phrase, via the wallet client. From the moment Residence Club are in the user's wallet, the participation in the operating profit starts to take effect, if you transfer it to another wallet later or sell it the wallet at the time of payout in the month, will receive the funds.

CASH OUT

As soon as you have Residence Club Token in your wallet, the participation of royalties starts. The dashboard will open for token holders within 30 days from completion of the sale. Payments are sent in stablecoin to the owners and can be converted to travel tokens at 1.5X if preferred. Your tokens will sit in a balance and be transferred to your wallet upon your request.

There are 3 options for payouts.

1. Stable coin to your wallet (minus transaction fees)
2. SEPA Transfer (EU) Wire transfer (minus any fees)
3. Convert to travel credits for ResidenceClub.co

In terms of your location you are responsible to declare tax, if applicable the tax is deducted upfront from earnings, but it will be based on the current tax legislation across the world. Our domicile will be based out of a tax-friendly environment in Switzerland if a Capital Gain Tax becomes applicable in the future it will be deducted on payout, depending on how legislation evolves over time.

The payments will be based on Bookings (Earnings after transaction cost, VAT and booking fees if applicable (depending on the booking platform or direct on ResidenceClub.co)).

ABn – AB – CGT

ABn = **Distribution Amount Less**

CGT = **Capital Cain Gass**

CASH OUT FIAT

One option to make a cash-out is in FIAT currency. The user can either withdraw the highest possible total amount or a partial amount – which must be over 10€. Once a user has requested this payout, it will be processed within a few days and executed on the 15th of the following month. The amount will be transferred to the user's bank account. This is the account (IBAN) that the user specified in your Dashboard. The user can always view his account details in the dashboard and have them changed on Residence Club.

CASH OUT TRAVEL CREDITS

Another option is to convert your earnings in to travel credits. Token holders that choose to convert any earned royalty amount into Travel Credits, will receive 1.5X in return.

$$AB\$ - ABn = 1.5$$

AB\$ = *Distribution Amount Less CGT in Credits (if CGT one day is applicable)*

The credits can be redeem during checkout for travelling on ResidenceClub.co

CASH OUT STABLE COINT TO WEB3 WALLET

The last option is to have your earnings transferred to your Web3 wallet address that holds your Residence Club tokens. Again this happens under the same rules as fiat transfers.

TOKEN TRADING

Residence Club tokens can be traded and sold after the sale is over at any point you wish at Defi exchanges such as PancakeSwap. We do aim for Binance, Kraken and other exchanges to list later on, but the sole purpose of Residence Club Token is to generate a token that generates a growing Royalty month after month, making it a perfect passive income stream. But you are not limited in any way from trading it later on if you need liquidity or wish to sell or transfer to another wallet.

USE OF RESIDENCE CLUB TOKEN INCOME

Residence Club achieves a liquidity advance with the sale of the RCLUB, 100% of which will be used to purchase properties in the highest yielding locations and furnishing, technology that brings the value up on short term rentals. The most important fields in which the capital will flow are the following:

- Secure more properties for Fund I, and working with swiss banks to leverage financing for additional properties reaching a network of 20+ properties within 24 months.
- Dashboard improvement: The functions and the connections of the token holder dashboard are to be constantly expanded and supplemented.
- App Finishing: Make it easy to travel on all properties with our brand Residence Club, all properties are accessed through the mobile app (unlocked based on the stay) making operating cost lower and easy for the customers, you know you get easy access and quality and best locations with Residence Club.
- Partnerships: Partnering with companies to offer travel packages to sustain bookings from business travelers. Working with Booking, Airbnb and other marketplaces to increase rankings and rank number 1, to increase bookings year around.

ENTREPRENEURIAL TEAM – FOUNDERS

The founding team of Residence Club consists of Loredana Qvist, Jesper Qvist who has a long journey in software and real estate investments. They are frequent travelers and tired of the quality of poor Airbnb properties, and hotels missing the feel of being local, and often not in the right location for the stays, while they travel for work. That initiate them to create Residence Club bring out a new way to utilize the blockchain to generate a modern way for people to earn passive income.

PARTNERS & INVESTORS

Our network is one of the unique edges, we are working with the likes of Credit Suisse, UBS from the financing side, to secure and leverage growth from a financial point of view. We are working with leading brokers from all major cities in Europe to find the right locations to secure a higher ROI for all stakeholders.

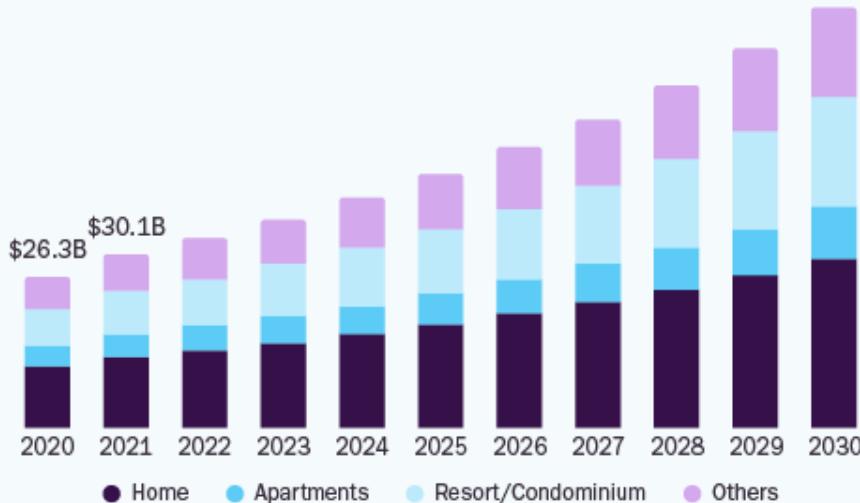
BUSINESS PLAN STATUS AND PROOF OF BUSINESS

The concept was developed due to the lack of quality short-term rentals with ease of access in the market, based on private and business travel by the founders. If you book the comfort of a home away from home, you want the ease of access like a hotel 24/7 and never worry about late arrival. With the innovative app and lock systems coming to Residence Club on all properties visitors never have to worry about access, it is just an app or code away (if the phone is out of battery or no roaming). The quality of the locations is also designed with the traveler in mind, with technology enabled, a work desk in each location, and 2-bed rooms for families so you can always stay up to 6 people. Short-term stays are growing and for travelers it has been a pain point many times, to find proper accommodation at the right location. Short-term rentals has been proven to be one of the biggest growth markets within real estate asset as a class, and Airbnb has proven the case. Enabling a network and operating it as a technology company, with the right financing partners, create a huge opportunity for scale and increase in royalties year after year.

Short Term rental as a market is growing 10.3% annually over the next 8 years, and expect globally to go beyond 99.38B USD annually 2021 and is expected to increase to 256B USD in 2030, creating a massive opportunity to become a dominant player over time¹. As the Marriott/Hilton/Hyatt of the short-term market as a brand.

U.S. Short-term Vacation Rental Market

size, by accommodation type, 2020 - 2030 (USD Billion)



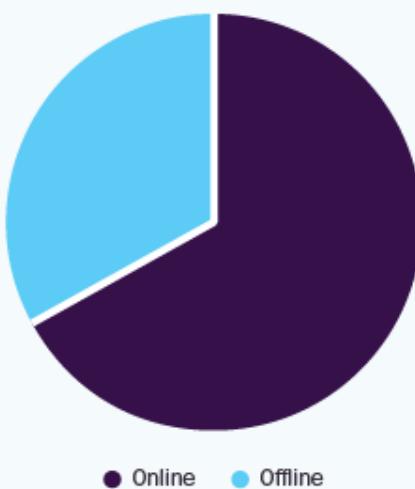
10.3%

U.S. Market CAGR,
2022 - 2030

Source:
www.grandviewresearch.com

Global Short-term Vacation Rental Market

share, by booking mode, 2021 (%)



\$99.4B

Global Market Size,
2021

Source:
www.grandviewresearch.com

RESIDENCE CLUB STATUS & DEVELOPMENT

We have setup up the infrastructure to handle bookings today, a network of suppliers to handle cleaning, and setup the lock system for easy access with the APP which is under development at the moment. Secondly, we enabled the infrastructure to work on AirBNB, Booking.com, Expedia.com, Hotels.com, Tripadvisor, Novasol, MakeMyTrip and more players are being added to secure the highest occupancy rates. We also narrowed down the cities and locations with the highest return on investment and occupancy rates, which is currently scheduled to be 10 locations at the start.

Once the Royalty Utility token has been placed, we will instantly secure the locations and within 90 days enable them for rental, it is a turn key operation and efficient and time to market is crucial. Secondly is our banking connections at Credit Suisse and UBS in Switzerland committed to set up lines of credits to enable more properties for Fund I, which the royalty of bookings is based upon. We estimate that the 10 locations can double within 48 months, based on the credit facilities we are securing with our partners.

SUMMARY

The Residence Club Token RCLUB is made as the FUND I a new brand of ease, access and quality within short-term rentals. The concept is clear short term rental is one of the fastest growing markets within real estate and is going to build a brand that is a home away from home in luxury and easy to access at the right location. Never worry about when you get the key, never worry about the if it will be clean, wifi is fast etc.

The token holders will receive 40% of the booking revenue after cost, such as property tax, maintenance fees etc. the royalty will be from Fund I, running through the entire duration of Fund I's lifetime. Fund I is built to use free cash flow to use to add more properties through financing from our financial partners in Switzerland currently

Credit Suisse and UBS. So we expect the royalty to grow steadily as we are able to add more properties to the fund.

- Trusted Brand within Short Term rentals
- Ease of access (like a hotel, but through the App, unlocks the door)
- Clean, Fast Wifi, 2 Bedrooms always
- 10+ Locations (London, Paris, Barcelona, Lisbon + more)
- Token owners can redeem royalties at 1.5X for stays in the properties, which gives a 50% discount.
- Payouts in Stable Count, FIAT or Travel Credits(1.5X).
- Design Apartments across major cities
- Full transparency in your Dashboard
- Swiss Domicile (Safe and Tax Friendly setup)