(Real Estate Tokenization Agreement)

??????? ????? ????????

??? ELYSIUM MEDIA FZCO ?????????

???:01/11/2026") ???????? ?? **???????**? ????? ??? ??????? ("

1. ELYSIUM MEDIA FZCO

???? ????? ??? ?????? ?? ???? ??? ??????? ?????????? ????????? (DIEZA) **??????:**
58510 **??? ???????:**
IFZA Business Park, DDP, PO Box 342001, Dubai, United Arab Emirates **??????? ??????:**
104956612600003 VAT Registered **TRN:**
*"**???????**" ?? "**??????**??????? ????? ???? ???: "*

— ? —

2. ???? ?????? (????????)

??? ???????**????? ??????:**
??? ???????**?????? ??????????:**
*"**????????**?????? ???? ???? ???: "*

????????

???? Elysium Media FZCO ???? ???? ????? ?????? ????? ??? ????? ?????? ???? ???? ?????????? ?? **??? ???**
?????? ??? ???? ????? ???? ??? ????? ?? ???????? ???????? ???????? ?? ???? ???????? ??????? ????????

???? Elysium Media FZCO ????? ???? ?????? ??? ??? ??? (SPV)? ????? ?????? ???????? ?????? ?????? **??? ???**
???????

?????? ??????? ?????? ?? ???????? ????????? ????? ????????? ??? ?? ??? DFSA ?DIEZA ????????**??? ???**
?????? ?????? ??? 46 ???? 2021 ???? ????????? ???????? ??????????? ????????? ??? ???? ???????? ????????
????? ??????/?????? ??? ??????? ?????? ?????????

???? ??????? ??? ?? ???:?????

?????? 1 – ?????????

??? ???? ???? ??? ?????? ???? (ERC-20 ?? ERC-1155) ???? ????? ???????? ????? ?? ???? ???? ????? ?? **?????:**
???? Elysium Media FZCO. ?? ??? ?? ???? ????? ????? ??? ??????? ?? ??? ????? ??????? ????? ??????
???????? ???? ??????? ??????? ?? ??????.

?????? ??????? ????? ??????? ??????? ???? ?????? ???????? ??? ??? ????? ?????? ???????? ???????? **??????:**
???.

?? ??? ???????? SPV ?? ???? Elysium Media FZCO ?????? ???? ????? ??????? ???????? ????????? ???**SPV:**
?????? ???????.

????? Web3 ?????? ???? ???? ?????? ???????? ???????? ??????? ??? ????????? ????? ??????**???? ????????:**

???? ???? ??? ??????? ???? ?????? ????? ??????? ????????? ?????? ??????**??? ?????? ?????:**

????? ?????? ???? ???????? ?? ??? ???????? ??????? ?????? ??????**??????? ????????:**

?????? 2 – ????? ???????

? ???? ???????? ??????????100 ????? ????? ???? Elysium Media FZCO ??? ?????? ?????? ???????? ??? ?????? ??? ?? ?????? ??????? ?? ?????? ?????? ????? ???? ?????? ??? ???????.

?????? 3 – ????? ?????

????? ?????:

TKTA **??? ?????:**

100 Tokens **?????? ????????:**

5,000,000 Tokens **?????? ???? ??????:**

0.0020% **???? ???????:**

AED 1.35 **????? ??? ???:**

????? ?????:

???? ?? ??? 0.0020%% ?? ???????? ?????????? ??????? ?? ?????? ???? ????? ???? Elysium **??????? ???????:** • Media FZCO.

?????? ?? ????? ?????/?????? ????? ????? ?????? ????? ????? ????? ???????? **??????? ????????:** •

?????? ????? ????? ??? ?? ???? ?????? ?????? ??? ?????? ?????? ?????? ???????? ???? ???? **?????? ?????:** • AML/KYC.

???? ?????? ?????? ?????? ??? ????? ??????? ?????? ?????? ?? ????????? ????? ?????? **?????? ??? ?????:** • ??????.

????? ?????? ????? ????? ??? ?????? ???? ??????? ????? ?????? ???? ?????.**????? ??????:**

??? ?????? ?????? ?????? ??? ????? ???????? ????? ??? ?? ??? ??????? ??? ???????**?????? ??????????:** ??????? ???? ??? ????? ????? ??? ???? ??????.

?????? 4 – ???? ??????

????? ???????? ??? ?????? ??? ?????? ??????? ???????:

100 ????**???? ??????:**

AED 1.35 **??? ?????? ??? ???:**

AED 135.00 **?????? ???? ?????????:**

?????? 5 – ???????? ????????

• ???????? ????? ??????? ????? ??????/?????? ??? ??????? ??? ?? ?????? ????? ????????.

• ????? ????? ???????? ????? ??? ??? ???? Elysium Media FZCO.

• ?????? ??? ???? ????? ?????? ?????? ??????? ???????.

• ???????? ????? ????? ?????? ??????? ????? ??? ??????.

• ??????? ????? ??????? ???????? ?????????? ?????? ??????? ???????? ??? ?? ??? ???? ??????? ?????? ??????.

?????? 6 – ???????? ELYSIUM MEDIA FZCO

• ????? ?????? ?????? ????? ????? ??????? ?????? ???? (ERC-20 ?? ERC-1155).

• ?????? ??? ??????? ????????? ??????? ???????? ????????? ??? ?????? ???????.

• ????? ??? ??????? (?? ???) ???? ?????? ??? ????? ?????? ?? ????? ???????.

• ????? ??????? ????? ??? ???? ?????? ???????? ?????? ???????.

• ???? ???????? ????? ?????? ???????? ??????? ???? ??? ?? ??? ?????? ????? ???????? ?????? ??????/?????? ??? ???????.

?????? 7 – ???? ???? ?????

??? ????? ?????? ??? ?????? ????? ?????? ????????? ??? ????? ?????? ????????**???????:**

??? ?????? ???? ???? ???? ???? ???? ??????? ??? ?? ??? ????? ?????? ????????**???? ????????:**

???? ??? ?????? ??? ?? ???? ????? ??????? ?????? ???? ?????? ????????**?????:**

???? ?????? ?????? ??????? ?????? ????? ?????? ??????? ?? ?????? ??????? ????? ??? ???? ????? **?????????:** ??????? ?????? ??????.

?????? 8 – ?????? ??? ????????? ??????????

??? ??? ?????? ??? ?????? ???? ????????? ???? ??? ???? ????? ??? ???? ????? ??????.**????? ??? ???????:**

?? ????? ???? ???????? ?? ??? ??? ??????? ???? ?????? ?????? ??????? ?????? ????? ?????**??????? ??????:** ??????? ?? ??? ???????.

???? ?????? ?????? ????? ?????? ?? ????? ??????? ????? ???????? ?????????.**?????? ??? ?????:**

?????? 9 – ???????? ????????

????? ??????? ??? ???????? ????? ???????? ????????? ??????? ??? ?? ????????? ??? ?? ???:

???? ??????? ???????? ????? ???????? ??????? ??? ?? ????????**9.1. ???????? ?? ????????:**

???????? ?????? ??????? ?????? ?????? ??? 20 ???? 2018 ????**???????? ?????? ??????/?????? ??? ???????:** ?????? ??? ??????? ?????? ???????.

???????? ??????? ????? ???????? ?? ???????? ??? ???? ?????? ???????? ????? ?? ????????**????? ????????:** ???????.

???????? ?????? ???????? ???? ???? ?????? ??????? ?????? ?????? ????**????? ??????:**

?????? 10 – ????? ??????? ???????

??? ???????? ????? ??????? ???????:

- **????? ?????:** ?? ????? ???? ????? ????? ??? ???? ??? ????????.
- **????? ??????:** ?? ???? ????????? ?? ????????? ?? ????? ?????? ??? ????? ?????? ??? ?????????
- **????? ???????:** ?? ???? ?????? ????? ?????? ???????? ??? ???? ?????.
- **??????? ?????????:** ?? ???? ????????? ?? ?????? ???????? ??? ???? ?????? ?? ??????????
- **??????? ???????????:** ???? ????? ?????? ???? ????? ?????? ??? ?? ??? ???? ??? ?????? ??????.
- **????? ???????:** ?? ????? ???? Elysium Media FZCO ?? ??????? ??????? ??? ?????? ?????? ?? ?????? ?? ??????
?? ???? ??????? ??? ?? ???? ??? ????? ???? ?? ????? ????????? ??? ??????? ?????????.
- **????? ????? ???????:** ??????? ??????? ?? ????? Elysium (??????? ???????? ??????? ????????? ????
???????? ??? ?????? ??????? ?????) ?? ???? ?????? ??????????? ????????? ???????? ??? ?? ???? ??? ?????.

?????? 11 – ????? ????????? ????????

??? ??? ?????? ??????? ????? ?????? ????????? ???????? ?????? Elysium ?? ????? ??????? ????? ????
???????? ????????? ??????? ?? ???? ?????????.

11.1. ??????? ????????: (1) ?? ???? Elysium ?? ????? ???? ?? ????? ??? ?? ??? ??? ???? ?????? ?? ?????:
?????? ???????? ??????? ?? ???????? ???? ????? (?) ?????? ?????? ?? ?????? ??? ?????????? (?) ??????
??????? ?? ????? ???????? (?) ?????? ????? ?????? ?? ??????. ???? ?????? ????? "??? ??" ?"??? ??????".

11.2. ????? ????????? ?????????: ?? ?????? ????????? ????????? ????? Elysium ???????? ???????? ????????
??????? ??? ?????? ???????? ???? ???? ???????? ????? ??????. ?? ???? Elysium ?????? ??: (1) ????? ???????
?? ??? ?????? (2) ?? ????? ??? ?????? ?? ????? ?? ????? (3) ??????? ???????? ?? ????? ?????.

11.3. ????? ???????: ????? Elysium ?? ???? ?????????? ?? ??? ?????? ?????? ?? ????? ????? ???????? ??? ??
???: ????? ????? ???????? ????????? ??????????? ???????? ??????????? ????????? ?????? ?????? ??????
???????? ?????????? ?????????? ???????? ????????? ???? ?????? ??????? ??????? ???????? ???????????
??????.

11.4. ??????? ?? ??? ????????: ????? ???????? ??? ?????? ?? Elysium ???????? ???????? ?? ???? ????????? ????????
(???? ?? ??? ?????? ????????? ????????) ??????? ??: (?)
?????? ??? ??????? ?? ??? ????????? (?) ??? ?? ???????? ??????? ?? ????? ??????? (?) ??? ??? ????? ????????
(?) ????????? ??? ?????? ?? ???????.

11.5. ??? ????? ???????: ?? ???? Elysium ????? ????????? ?? ??????? ?? ?????? ?? ????? ?? ???????. ????
????????? ??????? ??????? ????????? ???.

11.6. ??????: ????? ???? ????? ????????? ???????? ??????? ??? ???????? ????? ??? ????? ?? ?????? ?? ?????
??? ???????.

?????? 12 – ?????? ?????? ????????

????? ???? Elysium Media FZCO ??????? ??? ???? ????? ????? ????????? ??? ?????? ???????? ?????????? ???
?????? ????? ??????/?????? ??? ???????? ????? ?????????? ?????? ?????? ??????????. ???? ????? ??????
????? ????? ???????? ????? ??????? ???????? ??? 45 ???? 2021 ????? ????????? ????????? ??????? ?????????
??????? ?????? ?????? ???????? (GDPR).

????? ???? Elysium Media FZCO ??????? ??? ???? ????? ????? ????????? ??? ?????? ???????? ?????????? ??? ?????? ????? ??????/?????? ??? ???????? ????? ?????????? ?????? ?????? ??????????. ???? ????? ?????? ????? ????? ???????? ????? ??????? ???????? ??? 45 ???? 2021 ????? ????????? ????????? ??????? ????????? ??????? ?????? ?????? ???????? (GDPR).

?????? 13 – ?? ???????? ????????? ???????

13.1. ??????? ?????: ????? ??????? ??? ??? ???? ?????? ???????? ??? ?? ???? ?? ???? ??????? ???? ??? ???? ?????? (30) ?????.

13.2. ??????? ??????: ??? ??? ???????? ???? ????? ?????? ??? ??????? ?????? ????? ????? ???? ??? ??????? ?????? (DIAC). ????? ???? ??????? ??????? ???? ???? ????????? ????? ??????? ?? ?? ????? ?????. ????? ?? ??? ??????? ????????? ?? ?? ???? ???? ??????? ???? ???.

13.3. ??????? ??????: ???? ??? ??????? ????? ?????? ????? ???????? ????????? ????? ???????? ?????? ??????? ??????? ????? ???? ???????? ????? ????? ????????. ????? ????? ??? ????????? ?????? ??????? ??? ??????? ???????.

13.4. ??????? ?? ??????? ????????: ?????? ???????? ?????? ?? ???? ?? ???????? ?? ??????? ???????? ?? ????? ????? ?? ????????? ???????? ?? Elysium. ???? ?? ???? ???????? ???? ???? ?? ???? ???????.

?????? 14 – ????? ??????

14.1. ??????? ??????: ???? ??? ???????? ????? ??? ??? ?? ???? ???????? ??????? ?????? ???????? ??? ?????? ???? ??? ?? ????? ?? ?????? ?? ????? ?? ???? ?? ????? ????? ???? ?? ?????.

14.2. ???????? ?????: ??? ????? ?? ?? ??? ?? ????? ??? ??????? ??? ???? ?? ??? ?????? ?? ??? ???? ???????? ????? ??????? ???????? ????? ??????? ???????. ????? ??????? ??? ??????? ????? ??? ?????? ???? ???? ???? ????? ????????? ????????? ???? ???????.

14.3. ??? ???????: ?? ???? ???????? ??????? ?? ?? ??? ?? ????? ?? ?????? ?? ?? ?? ?? ?????? ????? ??? ??????? ??? ?????? ???? ????? ?? Elysium. ???? ????? Elysium ??????? ????? ?? ??? ??????? ??? ???? ????? ?? ???.

14.4. ?????????: ??? ????? ???? ????????? ??? ?????? ?????????? ??? ???????? ??????? ?? ?? ???? ??? ????????. ?????? ????????? ?????? ??? 24 ???? ?? ???????. ??? ??? ???? ???????? ??????? ?????? ??? ????? ?????? ???????.

14.5. ?????: ??? ????? ??? ??????? ?????? ????????? ??????????? ????????. ?? ???? ???? ????? ??? ?????????? ???? ?????? ??????????.

14.6. ??????? ??????????: ???? ????? ??? ??????? ?????????? ????? ??????? ?????? ?????? ??? 46 ???? 2021 ????? ????????. ????????? ??????? ??? ?????? ??????? ????? ????? ?????? ?????? ????? ??????.

????????? ???????

????? ??????? - ???? ???????