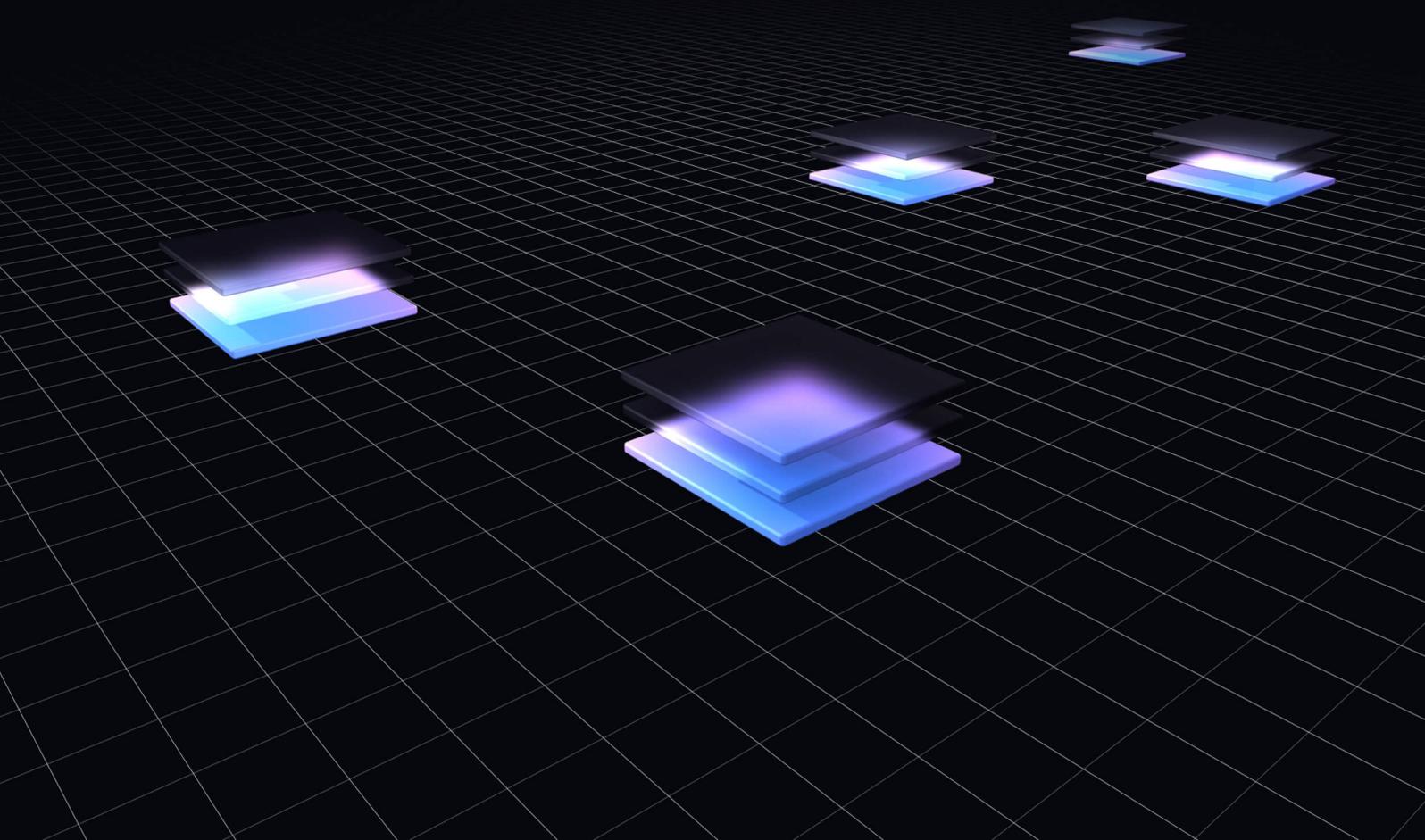
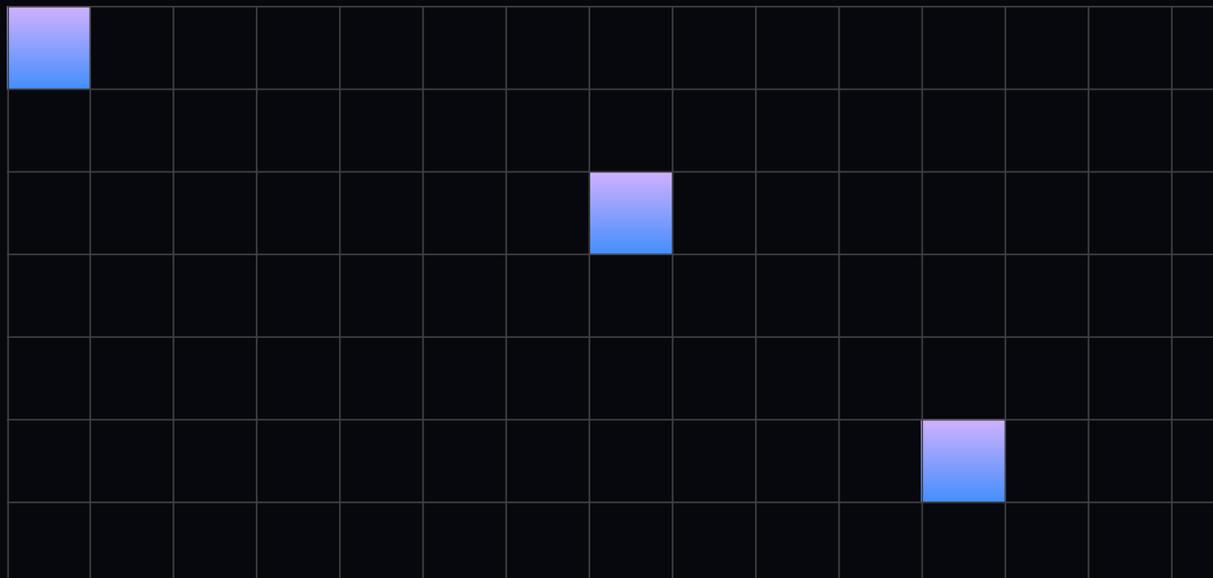


Metastate



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1. Introduction

The Metastate project was born to be a utility bridge between the real estate market and the world of NFTs. The crypto world was born to decentralize the financial world, but the real estate market is still centralized and there are usually varied barriers to entry: a high entry fee, very high taxes, and tight financing conditions.

We look at the crypto world with the desire and inspiration to be a change - to be a change in the world, we have to be part of it. This project enables the decentralization of the real estate world through NFTs. By investing in this universe that is Metastate we will be able to see the birth of a new and free market. Where the owner will be able to share the burden, and the investor will be able to invest small parcels in different assets.

Besides being a new tool in the real estate market, it will allow the growth of new projects through Metabuilding.

- Mission: To make the real estate market accessible to all investors with the maximum possible transparency.
- Values: Decentralization, empowerment, transparency.

Metastate will be a platform that will serve as an intermediary between those who want to sell real estate and those who want to invest in it. It will verify all the documentation and its validity, and provide pertinent information to investors.

2. Origin

António, the founder of this project was serving in the army in Spain and returned to Portugal in 2019 where he started working in real estate. He studied, and realized everything good that this sector had to give, but also realized all the barriers that stopped most people from investing in one of the most stable and profitable markets that exist in the world. It was a market that was completely in the hands of a few people because most people didn't see real estate as an investment but as an option to have a roof over their heads. At the same time, he discovered the crypto market and the world of NFTs.

He evolved his career in real estate until he opened his agency, but he wanted more, he wanted to create something different in this world. He wanted transparency, and decentralization, to remove the barriers that existed, and to give possibilities in an ocean of possibilities to other people, he didn't want to be just one more person opening a real estate agency, earning brokerage commissions. It was then that the idea of Metastate came about, which was very different from what it is today. **After a thousand meetings with lawyers, accountants, industry experts, developments, and consultants, he managed to structure the idea and find the right partners to move forward with this project.**

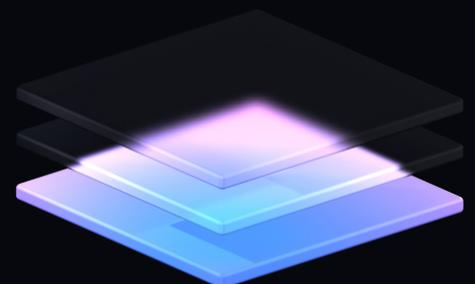
3. Team Background.

- António Lopes – Founder Real - Estate Broker
- Sofia Antunes – Chief People Officer
- Tobias Steffen – Web 3 Consultant, Developer
- Mads Rechenburg – UI/UX Designer & Developer
- Kristian Portz – NMRK Development (Integration)

4. Metastate

4.1. NFT Buyer

- Gives a preemptive right from the property
- The preemptive right must be executed 15 days after Metastate's communication.
- Gives the right to the value of the square meter of the house sold.
- Each NFT is equivalent to 1 square meter of the house.
- In case of the sale of the property, a 'claim' will be activated in the Metastate platform, which requires the early return of the NFT(s) to the platform in exchange for the sale value of those square meters.
- If this "claim" is not withdrawn, the money will remain available (frozen) on our platform indefinitely.
- Each "claim" is associated with an NFT through a reference.
- In case the 'claim' is not activated, and the new owner of the property wants to include his property in the Metastate again, this 'claim' will be paid to the new owner as well as all the NFTs referring to that property.



4.2. Real Estate Seller

- By accessing our platform, the property owner will be entitled to 100% of the NFTs of his property.
- The owner can choose the selling value of his NFTs, committing to sell 50% of the NFTs at market value, as stipulated by Metastate.
- The owner could sell 75% of the NFTs committing to sell the house within 6 years maximum or 100% if you sell within 3 years.
- The real property will be sold at market value. Its market value will be defined after the completion of two real estate appraisals.
- The preemptive right will be exercised to give preference to those who hold the highest amount of NFTs.
- If no holder of the NFTs of this property activates the preemptive right, Metastate may exercise the right of preference if it wishes.
- The property will go on the market. The sales management will be done by Metastate.
- In case of the sale of the property, the owner will have to return the (unsold) NFTs to Metastate and pay the proportionate share to the holders of the sold NFTs.
- In case of death, the heirs are liable for the debt.
- The owner is entitled to 1% of the royalties from each transaction of NFTs of his property for as long as he/she owns it.
- NFTs that have never been transacted are not eligible for the royalties platform.

5. Collections

5.1 First Collection - Genesis Collection

The first collection of NFTs will be used to finance Metastate's entire project; hiring people for the team, buying assets, investing in marketing, prospecting, and opening physical spaces.

5.1.1. Buyers

- Be part of the project
- The royalties are from real estate mediation in real life, from the minting (less the first one), and all the NFTs transactions.
- Will allow to buy the 'Properties Collections' two days before the 'Standard Collection'.
- Special role on Discord.

5.2. Properties Collections.

These are going to be the collections that will give real value to the project because they will be associated with real property. Each house will be transformed into NFTs (square meters=number of NFTs).

5.2.1. The advantages of this collection

- The NFT owner can invest in the real estate market in a scalable way.
- The NFT owner can invest safely since these NFT's real value is directly linked to the real-world value of the square meter.
- As an investor, the NFT owner will have preemption rights in the real world against any buyer. The preemptive rights will be distributed according to the amount of NFTs each portfolio has, in order from largest holder to smallest one.
- The growth of the NFT will go hand in hand with the growth of the real estate market, being worth more each day.
- When the real property is sold, the owner can choose to activate a 'claim' or keep the NFT.
- The NFT owner can trade the real estate market.
- The NFT owner can lock and earn a % of the royalties from these collections.
- The real estate market will hardly ever lose value.

6. Royalties Platform

6.1. We will have a platform in which rewards will be distributed. The NFTs will have to be locked quarterly. At the end of each quarter, they will be distributed to the different portfolios. Therefore, the rewards will be distributed in March, June, September, and December. Always during the last week of the corresponding month. If an NFT is not locked during those 3 full months will not be entitled to the rewards. Rewards are sent directly to the wallets associated with the NFTs in staking.

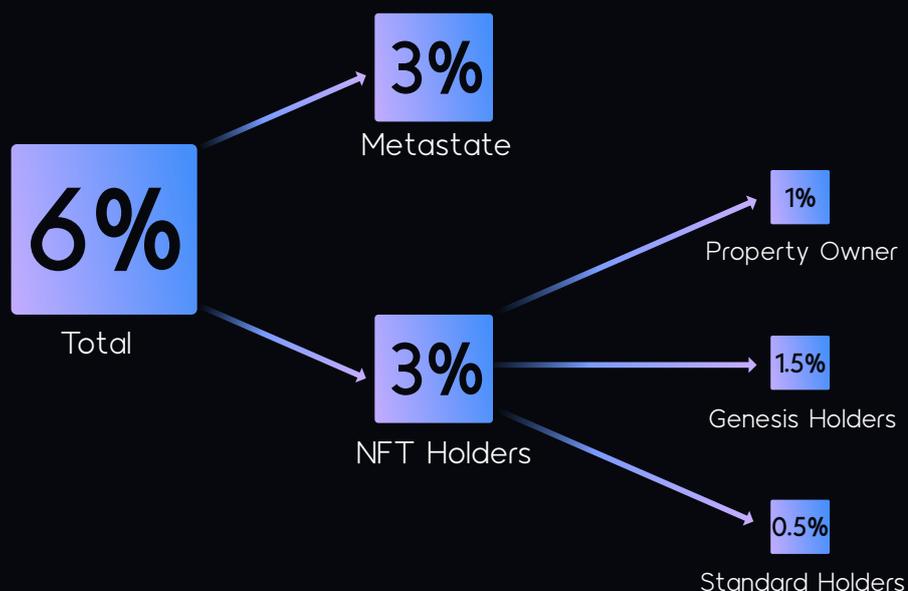
6.2 Rewards will be associated with

6.2.1. Genesis Collection: 1,5% of royalties from NFTs (all collections), 1,5% from transactions conducted by Metastate mediation (Properties Collections) in the real world, and 12% of leases from Metastate properties. Distributed for all the holders equally.

6.2.2. Standard Collection: 0,5 of royalties from NFTs (all collections), 0,5% from the transactions conducted by Metastate mediations (Properties collections) in the real world, 10% of the renting of Metastate Properties. Distributed for all the holders equally.

6.2.2. Properties Collections: 1% to the Real Estate owner, 1,5% to Genesis holders and 0,5% to Standard Collections.

6.3. Royalties Distribution



View a real life example of royalties are distributed on the next page.

6.4. Example "Properties Collection"

House market value 500 K

First Min royalties 30 K

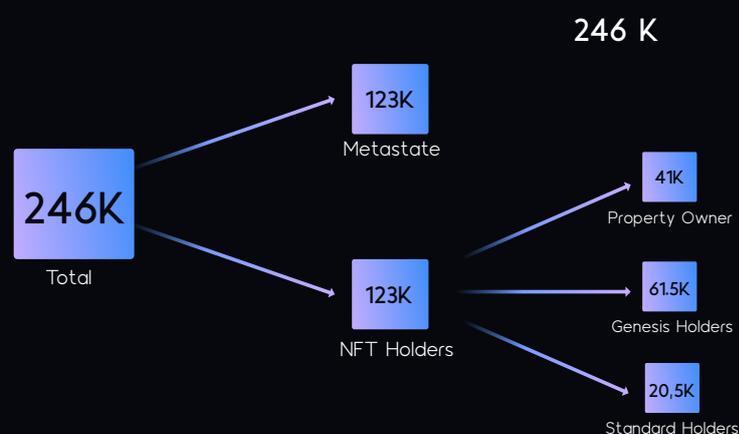
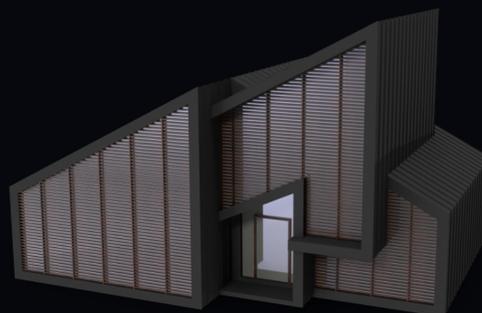
6% in total

Volume for 5 years 180 K

6% of 3 M

Royalties of real life sale (600k) 36 K

After 5 years



The royalties will be distributed quarterly between all NFT holders.

7. Claim

The 'claim' is the value corresponding to the square meter sold in the real world. Once a property is sold, a 'claim' for that property will become active in our platform. At that point, the holders of the NFTs of that property will have to decide whether to return the NFT to Metastate or to continue holding the NFT. This 'claim' will be available indefinitely until the house is re-listed in Metastate. If in the real world, the new owner decides to re-list the property, the value of the 'claim' will be handed over to the new owner as well as any NFTs that have been returned to the platform.

8. Metabuilding

Metabuilding is a project within Metastate. They will work similarly, but while Metastate sells properties, Metabuilding is focused on projects. In these projects, investors will be presented with the project value in NFTs and the potential value of the properties under project development. Metabuilding will make the whole project and present it to investors as well as deadlines.

9. Roadmap

9.1. Q3 2022

Launch Discord | Twitter Page

9.2. Q1 2023

Website | Whitepaper V1 | Litepaper V1 | WL | Mint

9.3. Q2 2023

Hire Staff | Real Estate Investments | Properties Collection Agreement

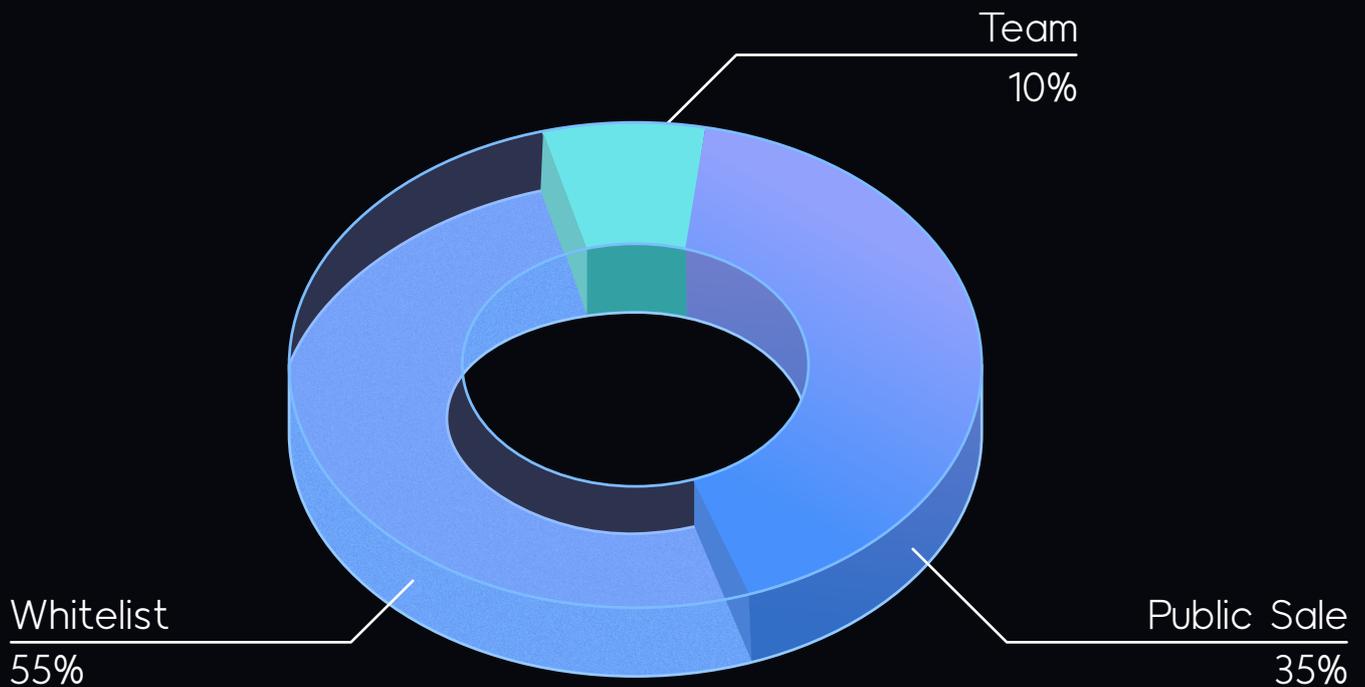
9.4. Q3 2023

Staking Platform | First Physical Agency

9.5. Q4 2023

First Properties Collections Mint | Whitepaper V2 | Litepaper V2

10. NFTs Distribution



10.1. We will have two tickets to enter the project

@Genesis: Limited to 2000 Spots. 3x more royalties from all collections. Two additional days of preemptive right. Special Role on Discord.

@Standart: Unlimited spots. Standard royalties of 0,5%. Prices are not fixed and may be adjusted.

10.1.1. Mint will be April 06 at 6 pm UTC, where 2000 units of the Genesis collection will be minted at 1000 USD each.

11. Why Cardano?

Cardano is conceived as the third-generation blockchain as it combines the properties of the prior generations and evolves to meet all the arising needs of users.

When comparing blockchain properties, many aspects should be considered. Thus, the best solution must ensure the highest security, scalability (transaction throughput, data scale, network bandwidth), and functionality (besides transaction processing, the blockchain should provide all means for business deal settlement).

Moreover, it is important to ensure that blockchain technology is constantly developing in terms of sustainability and is interoperable with other blockchains and financial institutions.

11.1. Scalability

ensures that the Cardano network is capable of processing an increasing number of transactions as user demand grows. Scalability also provides higher bandwidth capabilities to allow transactions to carry a significant amount of supportive data that can be easily managed within the network.

For these needs, Cardano is implementing various techniques (like data compression for instance) and is working to introduce Hydra, which will enable multiple side chains functionality.

11.2. Interoperability

ensures the most multi-functional environment for financial, business, or commercial operations by enabling users to interact not only with one type of currency, but with multiple currencies across various blockchains. Moreover, interoperability with centralized banking entities is as important to grant legitimacy and convenience of use. Cardano is being developed to support cross-chain transfers, multiple token types, and commonly used smart contracts languages.

11.3. Sustainability

designing a proof-of-stake blockchain means it is vital to ensure that the system is self-sustainable. To drive growth and maturity in a truly decentralized manner, Cardano is built to allow the community to maintain its continuous development by participating, proposing, and implementing system improvements. To ensure sustainability, the treasury system is controlled by the community and is refilled constantly from potential sources such as newly-minted coins being held back as funding, a percentage of stake pool rewards, and transaction fees.

12. Cardano Advantages

12.1. Academic research

formal methods, such as mathematical specifications, property-based tests, and proofs, are the best way to deliver high assurance software systems and give confidence to users for the management of digital funds. Cardano has been built using formal methods to achieve strong guarantees on the functional correctness of core components of the system. All of the research and technical specifications that underpin Cardano are publicly available, and all Cardano development activity is published online

12.2. System design

Cardano is written in Haskell, a secure functional programming language that encourages building a system using pure functions, which leads to a design where components are conveniently testable in isolation. Furthermore, advanced features of Haskell enable us to employ a whole range of powerful methods for ensuring correctness of the code, such as basing the implementation on formal and executable specifications, extensive property-based testing, and running tests in simulation.

11.3. Security

Ouroboros (the Cardano proof-of-stake protocol) establishes rigorous security guarantees; it was delivered with several peer-reviewed papers presented in top-tier conferences and publications in the area of cybersecurity and cryptography.

11.4. Energy efficiency

Cardano is a proof-of-stake blockchain. In contrast to proof-of-work blockchains, Cardano requires much less energy and computational power. The Bitcoin network is secured through computers doing ever-more-energy-

12.5. Seamless upgrades

traditionally, blockchains upgrade using hard forks. When conducting a hard fork, the current protocol would stop operating, new rules and changes would be implemented, and the chain would restart – with its previous history being erased. Cardano handles hard forks differently. Instead of implementing radical changes, the Cardano hard-fork combinator technology ensures a smooth transition to a new protocol while saving the history of the previous blocks and not causing any disruptions for end users.

12.6. Decentralization

Cardano is maintained by almost 3,000 distributed stake pools that are operated by the community. All blocks and transactions are validated by network participants without any reliance on a centralized authority.

12.7. Functional environment for business use cases

Cardano is establishing a foundation for global, decentralized finance to develop a range of DApps that can run using functional and domain-specific smart contracts, providing multi-asset tokens for any needs.

