

# Global Real Estate New- Generation Asset Management Platform

Combining real estate fund expertise with blockchain technology — delivering accessible, transparent, and income-generating digital real estate investments for global investors. Starting at \$2,000.

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**\$300T+**

Global Real Estate

**<0.001%**

Tokenized Today

**27%**

Projected CAGR to 2035

# A \$300 Trillion Market, Barely Touched

Real estate is the world's largest asset class — 3x larger than global equities. Yet cross-border access remains locked behind high minimums, opaque structures, and zero liquidity.

**\$300T+**

Global real estate value

BCG / Ripple

**\$4T**

Projected tokenized RE by  
2035

Deloitte

**27%**

CAGR for RE tokenization

Deloitte

**\$317.9B**

Stablecoin market cap (Jan  
2026)

DeFiLlama

Institutional capital is pouring in — BlackRock BUIDL, Franklin Templeton, Apollo. The infrastructure race for tokenized real estate has begun. We're building the consumer layer.

Sources: BCG/Ripple Global RWA Report, Deloitte Tokenized Real Estate 2035, CoinGecko 2025 RWA Report

# Cross-Border Real Estate Investment Is Broken

Ordinary investors are locked out of the world's most reliable asset class.



## Prohibitive Minimums

\$25,000–\$250,000 entry barrier for overseas property investment



## Capital Lock-Up

7–10 year holding periods with no early exit mechanism



## Geographic Limitation

Existing platforms serve single markets — no global diversification



## Opacity & Complexity

Complex legal structures, opaque reporting, hidden fees

No platform today offers global real estate + low minimums + transparent on-chain settlement for everyday investors.

# Management Team

A cross-disciplinary leadership team spanning real estate, industrial Internet, PropTech entrepreneurship, and asset management — the core competencies required to build the next-generation real estate asset management platform.

REAL ESTATE × INDUSTRIAL INTERNET

## Xi Zeng

Co-Founder

CEIBS EMBA. Industrial Internet innovator with 20+ years in real estate, spanning China, Southeast Asia, and the Middle East.

- CEIBS EMBA
- Industrial Internet innovator
- 20+ years in real estate

REAL ESTATE × WEB3

## Sunnie Li

Co-Founder & CEO

10+ years in overseas real estate. Serial PropTech entrepreneur and RWA pioneer. Leads product development and technology strategy from Silicon Valley.

- 10+ years overseas RE experience
- Serial PropTech entrepreneur
- RWA & Web3 pioneer

REAL ESTATE × CHANNEL OPERATIONS

## Jiaorong Pan

Co-Founder & COO

Cheung Kong & SJTU SAIF EMBA. 20+ years in real estate. Co-founded Fangdd (NASDAQ: DUO), one of China's largest RE transaction platforms with RMB 100B+ in transactions.

- Cheung Kong & SAIF EMBA
- Co-founded Fangdd (NASDAQ: DUO)
- 20+ years in real estate

ASSET MANAGEMENT × FUND INVESTMENT

## Kelvin Ni

CAO (Chief Asset Officer)

18+ years in asset management and real estate fund investment. Former CEO of GROW Investment Group (RMB 100B+ AUM), led RE fund operations at Noah Holdings (NYSE: NOAH).

- 18 years asset management
- RMB 100B+ cumulative AUM
- Noah Holdings RE fund lead

PRODUCT × TECH ARCHITECTURE

## Allen Young

Co-Founder & CTO

10+ years in full-stack architecture and product technology leadership across Fintech, PropTech, and Web3. Led multiple digital asset platforms from zero to one — product definition, system architecture, and end-to-end delivery. Specializes in smart contract engineering, on-chain asset settlement, and compliance-first technical design.

- Zero-to-one tech leadership across digital asset & Fintech platforms
- End-to-end delivery of RWA tokenization platform architecture
- Deep expertise in smart contract engineering, DeFi protocol design & compliance tech

MARKETING × BRAND

## Hang Li

CMO

Master of Corporate Governance from Hong Kong Metropolitan University. Leads marketing strategy and brand development for Atlas RWA's global expansion.

- HKMU Corporate Governance Master
- Marketing & brand strategy
- Global market expansion

FINANCE × LEGAL

## Shuiying Chen

CFO & Legal

Senior accountant and tax advisor. Peking University MBA. Oversees financial, legal, and corporate structuring for Atlas RWA's dual-entity architecture.

- Senior accountant & tax advisor
- Peking University MBA
- Corporate structuring

JAPAN × THAILAND × HONG KONG

## Minghao Wang (AK)

Asset Director, Asia

Leads asset sourcing and management across Japan, Thailand, and Hong Kong — key markets in Atlas RWA's global property portfolio.

- Japan market development
- Thailand asset sourcing
- Hong Kong operations

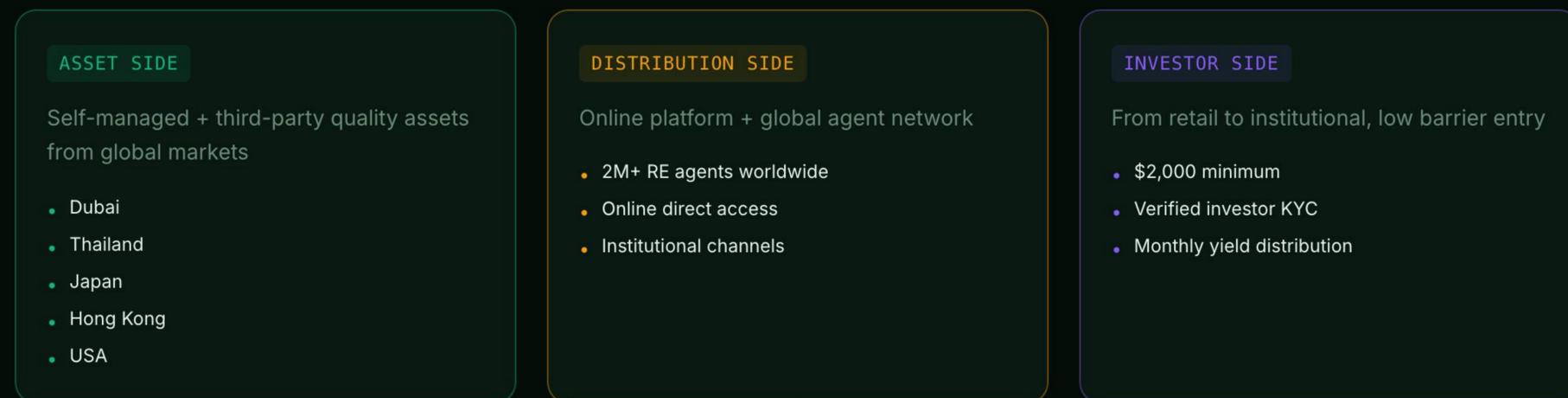
# Platform Model

A new-generation asset management platform connecting three sides — asset holders, distribution channels, and investors — powered by the dual circulation of a real estate fund and crypto technology.

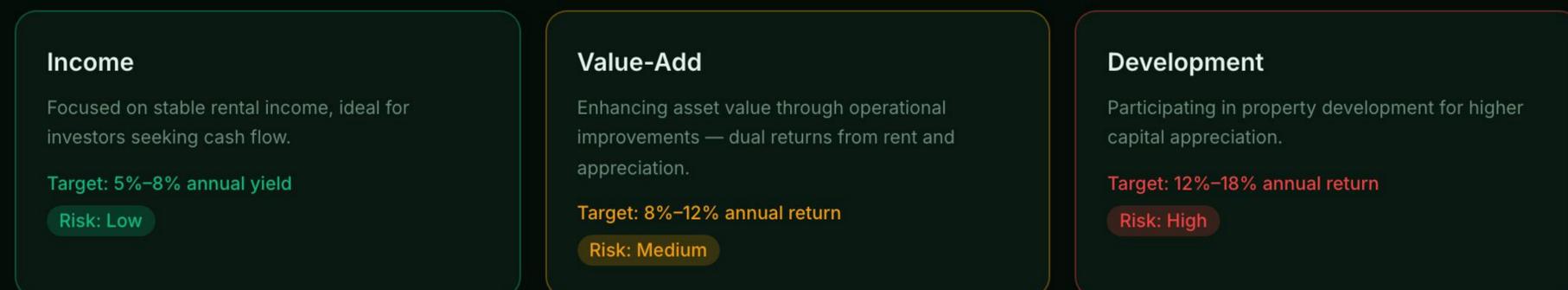
## Fund × Crypto Dual Circulation



## Three-Sided Platform Ecosystem



## Investment Strategies



ATK membership system — tiered fee discounts and exclusive access to premium offerings.

# Competitive Landscape

No platform today combines: global assets + professional asset management + low minimums + on-chain settlement.

Platform	Market	Scale	Key Limitation
Fundrise	US only	\$3.3B+	US-only, fiat-only, no blockchain
RealT	US only	\$130M+	US property only, crypto-native UX
Lofty	US only	\$50M+	Algorand only, US property
RedSwan	US only	\$9B+	Institutional focus, high minimums
Prypco / DLD	UAE	Early	Dubai-only, govt pilot
Realy	Global	Early	Metaverse focus, limited real assets
RealX	India	\$20M+	India-only, traditional structure

**Atlas RWA = Blackstone's asset management rigor × Fundrise's accessibility × blockchain's global settlement**

## Global-First

Multi-market property portfolio from day one

## Crypto-Invisible

Zero blockchain knowledge required

## Dual-Jurisdiction

HK + Dubai regulatory coverage

## Fund × Crypto

Unique dual-circulation model

# Core Advantages

Five competitive pillars that create compounding moats.



## Asset Management Expertise

Not a simple listing platform. We source, underwrite, and manage assets with institutional rigor — strict screening, professional due diligence, and our own capital at stake.



## Product & Technology

Full-stack dApp platform built in-house. From BNB Chain smart contracts to intuitive UX designed for non-crypto users. Zero blockchain knowledge required.



## Distribution Network

Agent-driven acquisition model leveraging 2M+ global real estate agents. Each agent becomes a distribution channel with commission incentives.



## Dual-License Strategy

Hong Kong SFC Type 1/4/9 + Dubai VARA/ADGM — regulatory coverage across the world's most progressive digital asset jurisdictions.



## Fund × Crypto Dual Circulation

A unique model fusing traditional real estate fund operations with crypto platform distribution. We invest in our own listings — aligned incentives, not just a marketplace.

# Revenue Model

Four recurring revenue streams with asset-light platform economics.

## Transaction Fee

PER TRADE

Charged on primary subscription and secondary market trades

## Asset Management Fee

RECURRING

Annual fee on AUM, deducted from rental income

## Structuring Fee

ONE-TIME

Charged at project listing for SPV setup and legal structuring

## Performance Carry

AT EXIT

Share of returns above the hurdle rate

Revenue scales linearly with AUM. Each new property listing adds to the recurring revenue base. Our goal: build trillion-dollar asset management capability.

# Company Structure & Progress

Dual-entity strategic architecture with proven execution momentum.

## CHINA GATEWAY

### Golden Sharp (HK) Limited

Hong Kong

PURSUING SFC TYPE 1, 4 & 9 LICENSES

Type 1 Securities Dealing

Type 4 Advising on Securities

Type 9 Asset Management

Connecting Chinese capital and real estate assets to the global tokenization infrastructure

## GLOBAL HUB

### Atlas RWA (BVI) Limited

Dubai / Abu Dhabi

PURSUING VARA / ADGM LICENSES

VARA Virtual Asset Service Provider

ADGM Financial Services Permission

Attracting capital from the Middle East, Southeast Asia, and global emerging markets

## Independent ownership, acting in concert

Regulatory arbitrage across two of the world's most progressive digital asset jurisdictions.

### ● Completed

✓ BVI parent company + Cayman Foundation established

✓ First asset SPV registered

✓ Full product spec, design system & tokenomics designed

✓ Platform MVP development complete

✓ Smart contracts developed on BNB Chain

### ● 2026 Q1

- MVP launch & whitelist testing
- Smart contracts deployed to testnet
- First asset under contract

### ● 2026 Q2

- Public launch with 500+ users
- 5+ properties listed
- First rental distribution

### ● 2026 Q3-Q4

- Secondary trading live
- \$30M AUM target
- License applications filed

### ● 2027 H1

- \$50M AUM target
- 10+ properties across 4 markets
- Institutional vehicles launched

# Fundraising Plan

# \$5M – \$10M

Seed Round

Securing the regulatory moat and launching global operations.

## USE OF FUNDS

### Regulatory Licenses

HK SFC + Dubai VARA / ADGM  
license applications and  
compliance infrastructure

### Operations & Team

Core team expansion, legal,  
compliance, and asset origination

### Technology & Product

Platform scaling, security audits,  
embedded wallet integration

### Marketing & Growth

Agent network onboarding,  
community building, brand  
development

Licenses are the single biggest moat in RWA. Early movers who secure regulatory coverage in Hong Kong and Dubai will own the infrastructure layer for the next decade of real estate tokenization.

# Let's Build the Future of Real Estate Investment.

Atlas RWA is seeking strategic investors who share our vision of building the next-generation global real estate asset management platform. Let's connect.

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