



TPX

PROPERTY EXCHANGES™

Turning the Legal Title of Properties Into Small Unit Liquid Tradable Assets - (Inflation Resistant 'Units of Exchange' For All)

3 March 2023



trustme™

TPX
EXCHANGES™



MYNE™

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- **Universal TrustMe Engine Limited** ("TrustMe™") is the UK based holding company and currently 100% owner of TPX™ Property Exchanges ("TPX™") and all associated subsidiaries. It is an early revenue, post MVP, company currently deploying the first of its currently planned 20x global **TPX™ Property Exchanges**.
- The current equity offer is an **EIS eligible, late seed / pre-series A, first close of £5m** at a pre-money share valuation of £41m. An **aggregate of £30m** is being sought over 18 months. Equity investments are being sought to close the £5m round. Equity investments have been received at the current valuation.
- The Company has previously received an aggregate of £890,359 in seed (SEIS & EIS) funding between 2016 and 2022 and has been further bootstrapped by the two Founders to get it to the current stage of global deployment.
- The company is in the final process of launching its first institutional grade platform (4 weeks post close of the £5m funding), alongside its associated MYNE™ mobile application and AMM liquidity engines. TPX™ '*Launch Teams*' are currently in place in London, LA, Miami, New York and have started to be assembled in Toronto, Vancouver and other global cities.
- Further substantial capital (>£65m discounted redeemable instruments) raises are planned for each of the 20 planned subsidiary TPX™ Property Exchanges post the start of the trading of each.



OUR FOUNDER/CEO
MEET Antony Abell

- Trans-Atlantic, London based, Serial Entrepreneur & Financier focused on FinTech, PropTech, Blockchain & DeFi
- Former Senior Partner of Variable Pitch Partners LLP (Corporate Finance for Breakout Tech Companies).
- Former CFI, CF3, CF30 Fund Manager (UK / Guernsey)
- Director of Bioemulous Limited (Global BioTech).
- 250 years of Family Banking & Finance History (UK & USA).
- Economics student, Former British Army Captain, international athlete and Olympic Coach/Manager.



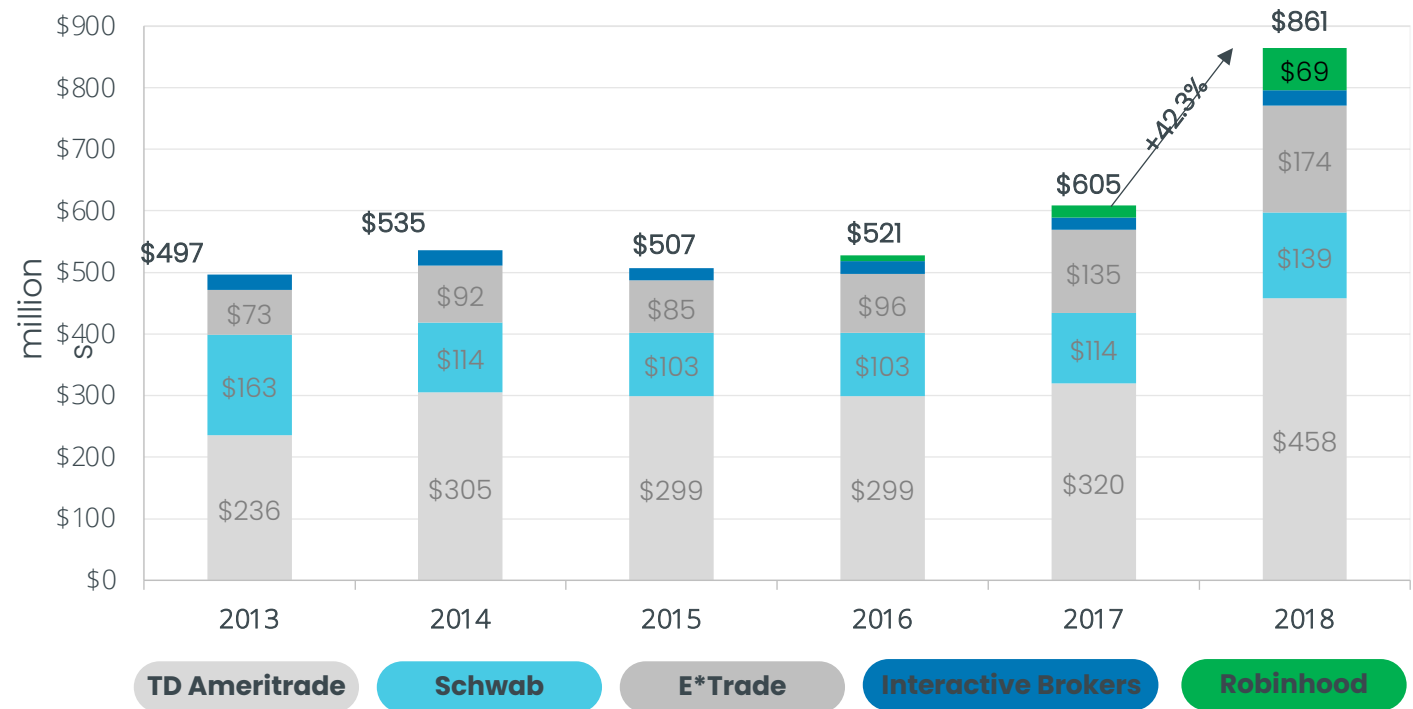
OUR CO-FOUNDER/CTO
MEET David Parsons

- 20 years of experience in global cryptography, big data analytics and telecommunications software development at IBM, Lockheed Martin and AT&T.
- Deep skills in secure networks and inventor of innovative platform for anonymous peer to peer trust.
- Bachelor Degree in Electrical Engineering and a MBA.
- Blockchain economist. Tokeneconomist.
- DeFi Architect.
- Automated Market Maker (AMM) Architect.

'Affordable' Fractional Ownership Models

- Fractional equity ownership Apps, Automated Market Makers (AMMs) and Direct Exchanges are shifting the Market.
- AMMs (UniSwaps) are providing constant liquidity and modern ownership models that can now be applied directly to individual properties.
- App based trading is often based on Contracts for Difference (CFDs) and not based on real physical (title) assets as offered by the TPX™ Property Exchanges.

US Equity Markets Estimated Order Routing Revenue



2020 Global real estate universe in comparison

- Total Value of Global Real Estate: **\$326 Trillion**

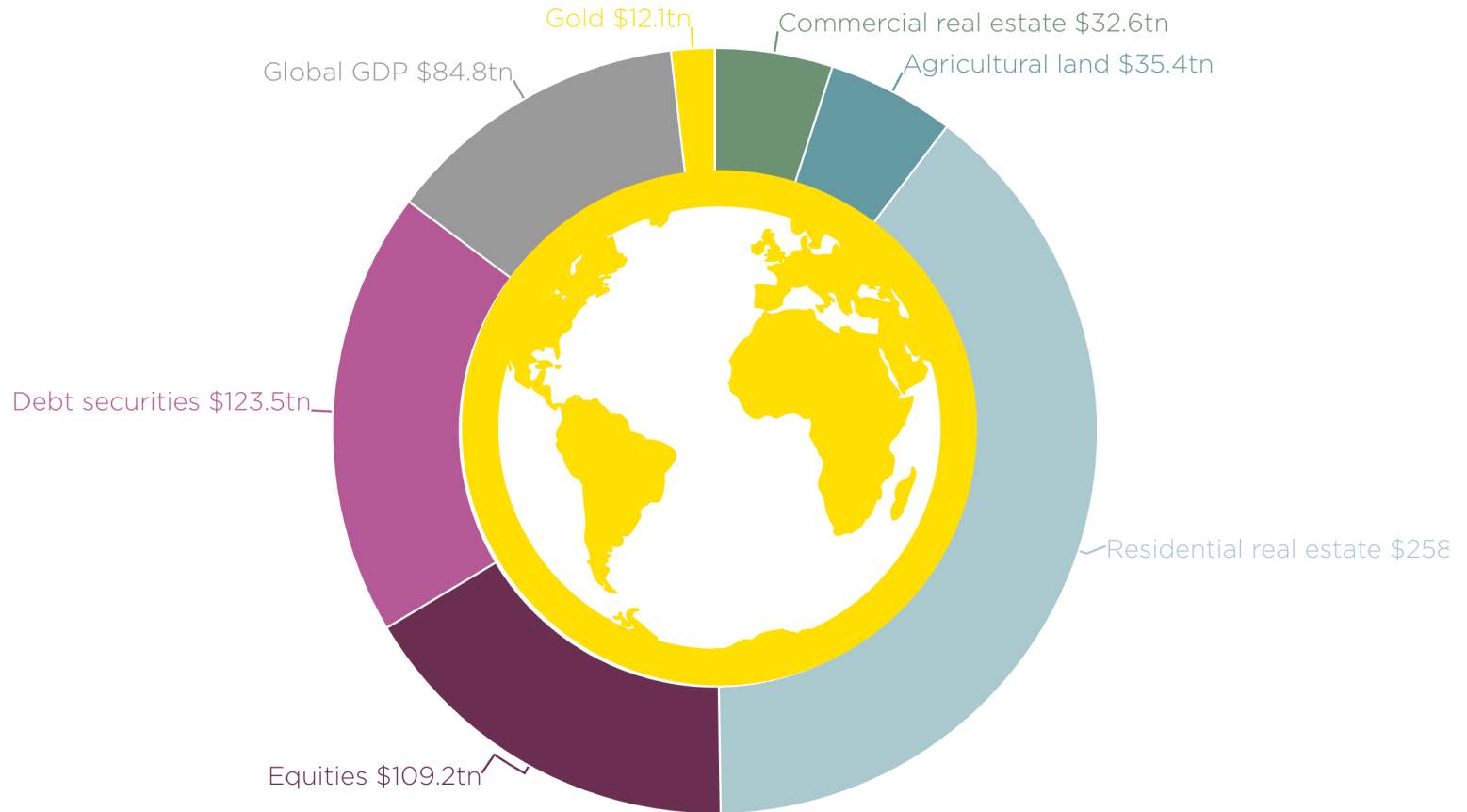
(Savills: Sept 2021)

- Global Liquidity (Cash and Credit): **\$172 Trillion**

(FT: Dec 2021)

- Indicative Global 'Digital Asset' Market Value: **\$46 Billion** with 15% CAGR

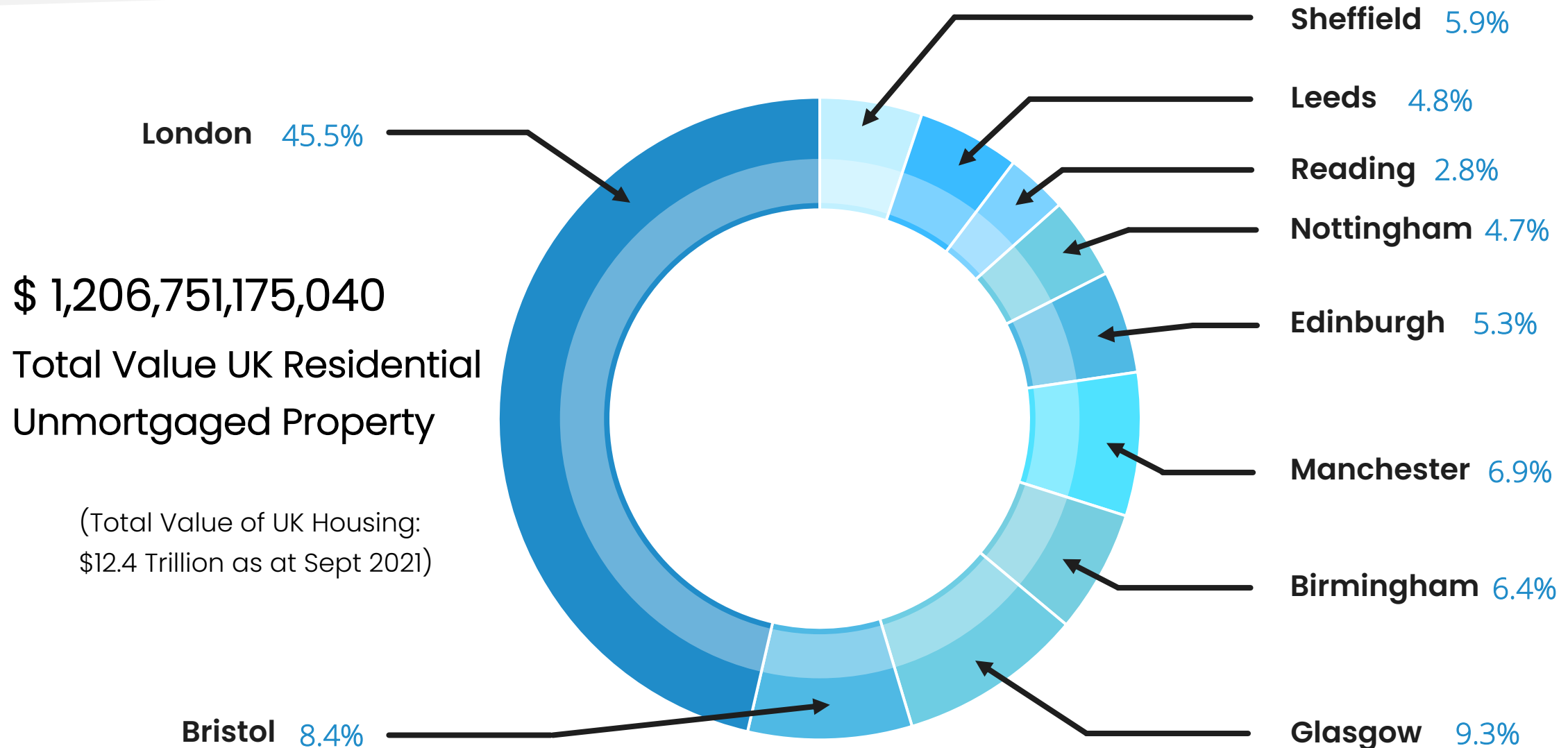
(Statista: Dec 2022)



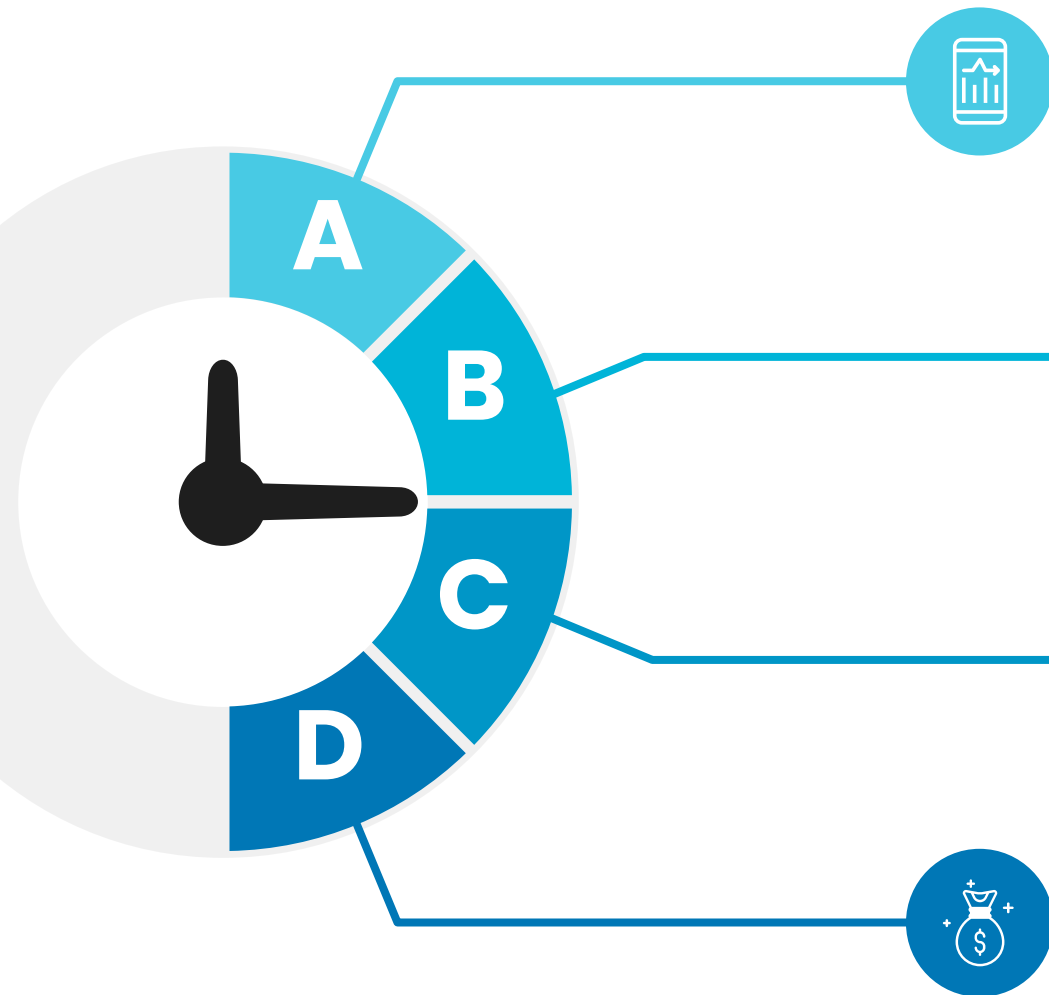
Source: Savills Research

<https://www.savills.com/impacts/market-trends/the-total-value-of-global-real-estate.html>

UK Market: (Unmortgaged Property Market)



Timing and Trends



Financial Apps

Alternatives to banking and payment platforms are proliferating. Customers are willing to try fast, cost effective, alternatives to traditional legacy banks or investment organisations.

Decentralised Finance

The hyper growth of decentralised finance and decentralised 'money creation' is accelerating. Viable alternatives to the fiat/debt based economy now exist.

Hyperinflation

Recent monetisation of government debt has caused hyperinflation resulting in accelerated fiat / cash depreciation and increased interest in ***inflation resistant*** assets such as affordable, trusted, property (real estate).

Sharing Economy

Customers are more willing to co-own pieces of affordable, tangible, trusted, assets that can be used to preserve their wealth and that can then also be instantly accessible as units of exchange.

What the TPX™ Property Exchanges Deliver

Inflation resistant property used as money itself on payment platforms. Highly liquid, small unit, enumerated, affordable, *inflation-resistant*, legal (government recognised) titles of real estate trading on institutional grade, public property exchanges. The exchanges deliver 'real' units of exchange to property developers, property owners, global retail marketplace, OTC markets, banks, central banks and the financial markets.



Experienced 'top down' global delivery. Highly experienced experts delivering the digitalisation and financial delivery of 'Liquid Property' to the Global Markets alongside and with central banks, regulators and governments.



Technical competency and security. A team of blockchain developers, banking experts, security specialists and economists firmly focused on the global business exploitation of 'real' property as a trusted liquid digital asset.



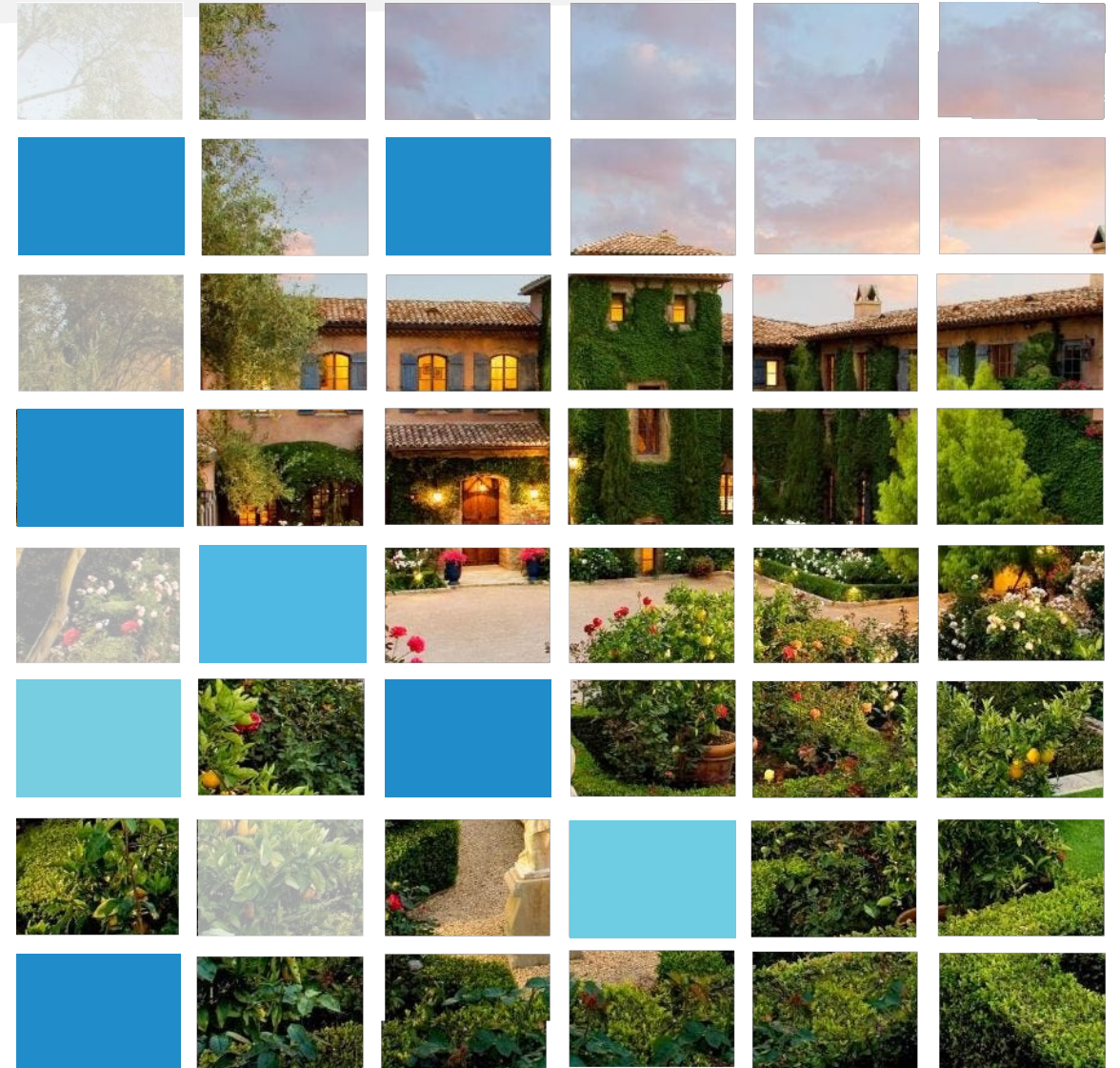
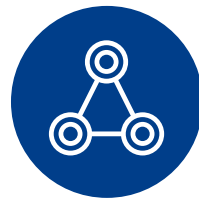
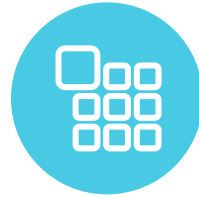
How It Works

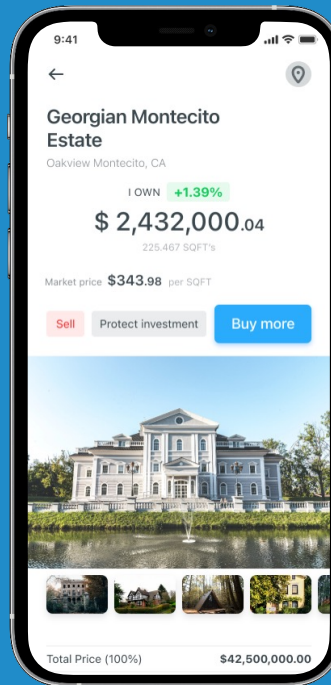
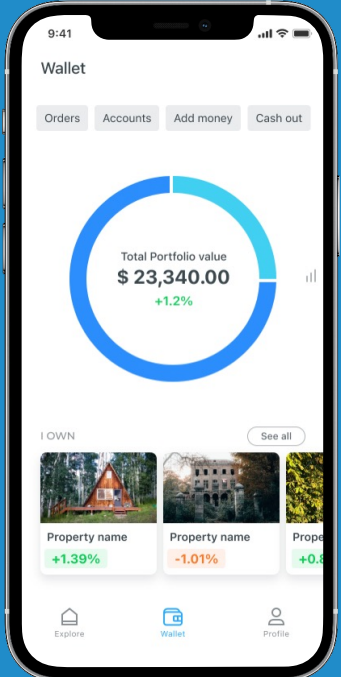
Property is divided into enumerated equal shares of the *legal title* of the property

Each created title / property certificate is unique and represents direct legal ownership of the physical asset

Designed to be compliant for Bank / Central Bank / Treasury / Institutional use with near zero counterparty risk and is insured

Enabled for both micro (unit of asset / payment in OTC retail) and macro (institutional) use





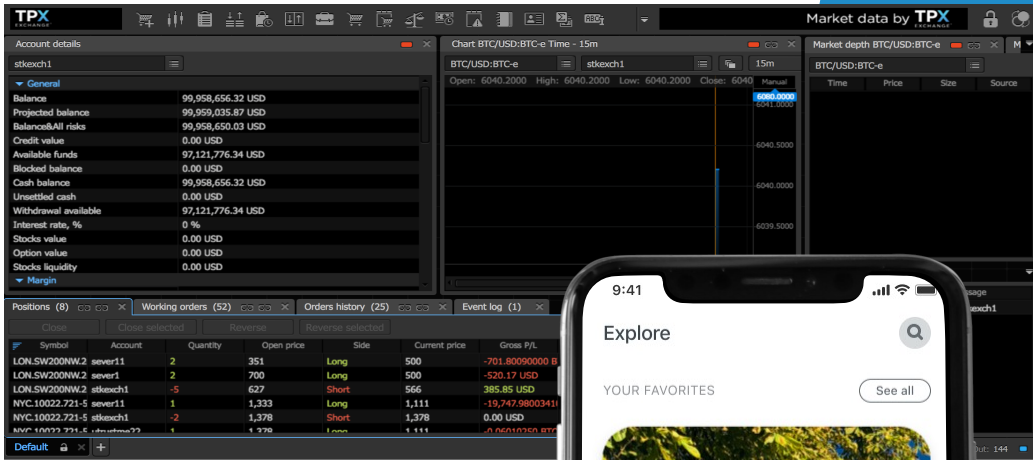
Real Estate Title Certificates by the TPX™ Property Exchanges

Successful transactions require trust, governance, transparency and efficiency. This is what the TPX™ delivers at speeds of <5 milliseconds and costs of <5bps

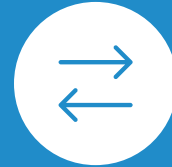
Client accounts have full access to verified search, survey, media content and pricing information of all properties

All information is securely produced by the TPX™ and is both monitored and audited by the exchanges

One Click Buy Property



Properties are presented to retail OTC market on a 'Tinder' type mobile application (or via trading screens for institutions or professionals)



Swipe left or right to select properties



Property title certificates are bought directly with cleared funds by a debit card or bank account



Selected properties are direct purchase of real properties and bought by the millimeter² or inch²

MYNE™ Application

Customers directly buy and sell titles of property



Property titles are protected at state and federal levels in the UK, USA & Canada



Property titles are deeply integrated into the existing economy



Titles are 'claims of title' recognized in English common law countries.



Titles are tangible real assets. Not a security.

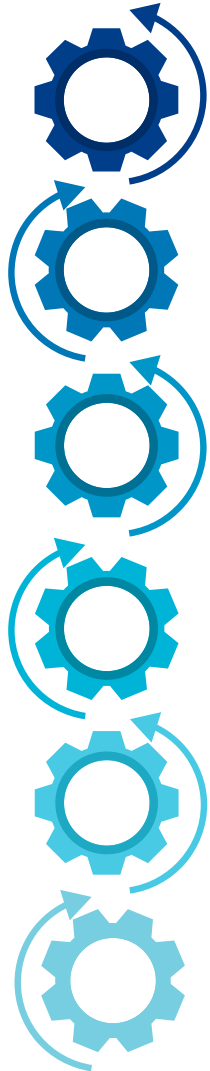


Property titles are bought and sold internationally every day



Bar AML / KYC / Open Banking requirements, there are no restrictions on who can buy or sell properties.

How the Tech Works



Vertically integrated in local legal jurisdictions

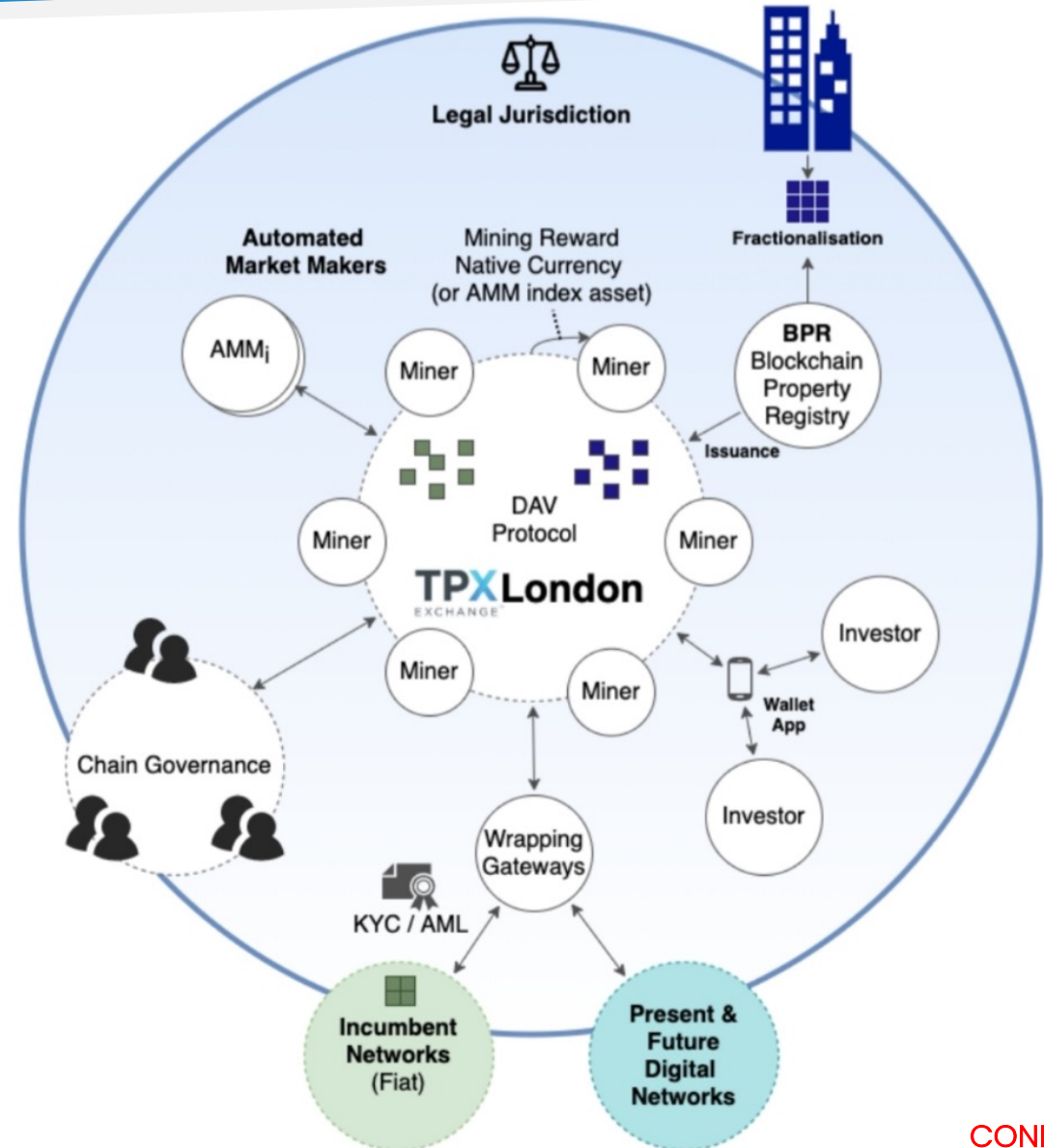
Distributed and decentralized blockchains

Authenticity of property certificate chain

Dedicated and adjudicable ownership chain in each city

Integrated 24/7 automated market maker and insurance

24/7 global, fault redundant, operations



Property Title Transactions

Multi-jurisdictional property title transactions are formatted and injected into the Transaction-chain (T-Chain™) built for world class speed and security

Jurisdiction Oriented Node Software

Node software is open and permissionless for miners and distributed by jurisdiction / adjudication criteria and property location

Jurisdictional Performance Node Hardware

Mining node hardware is positioned based on service levels for transaction distribution criteria



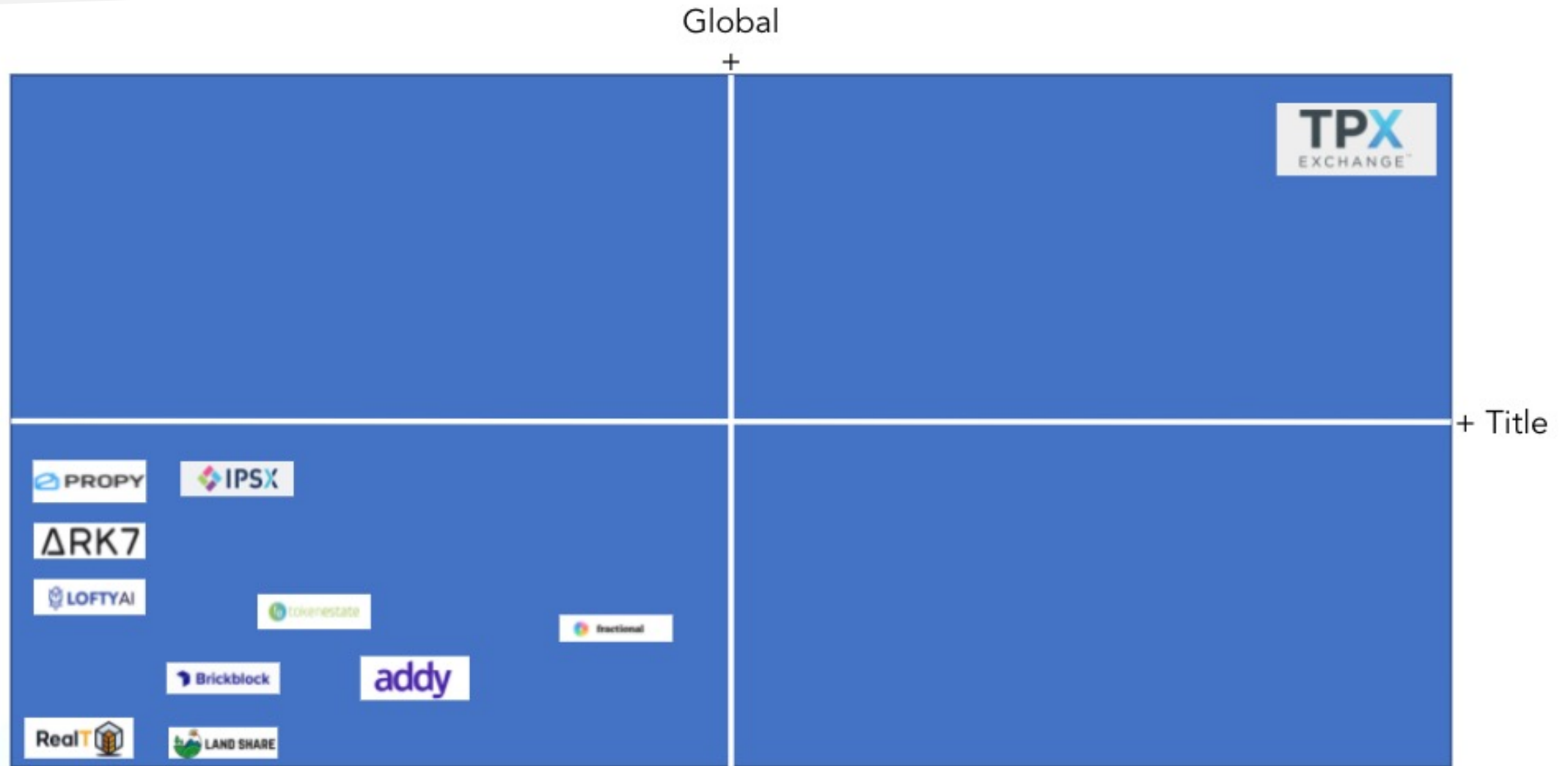
Property Title Authentication

Property title bona fidas is verified against a secure permission based Asset Veracity Chain or Genesis Chain (G-Chain™)

Permission-less Node Software

Node transactions and nodes are public and permissionless for third part app development

Competitor Analysis



The Numbers (subject to funding)

Universal TrustMe Engine Limited Indicative Revenues (including TPX™):

(All revenues in GBP)	2023	2024	2025
Property Exchanges (from 20x exchanges)	3.86m	449.78m	1,125.66m
Secure Wallet (Coin)	1.02m	2.80m	7.42m
Government/Services/Other	0.85m	1.20m	1.40m
Total	4.88m	453.78m	1,134.49m

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