

ELYSIUM WORLD



White Paper

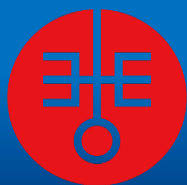


ELYM
TOKEN

ELYSIUM WORLD

Elysium World Co., Ltd. provides an opportunity to provide eco-friendly luxury apartments at half price (50%) for homeless people, young people and low-income families who need apartments





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Summary



Summary

The housing problem in Korea may not seem that serious from a supply rate perspective. However, the root cause of the current crisis lies in housing availability and affordability.

The inability to buy a desired home in a preferred location in Korea is not just a matter of supply and demand but also an issue of affordability. Since 2017, the government has introduced 25 real estate policies, yet housing prices have soared to an all-time high, giving rise to new terms such as 'newly poor' and 'cash-strapped young people.' As a result, many, especially younger generations, are either unable to purchase a home or have given up on homeownership altogether, making this a serious source of social conflict.

In order to fundamentally address these issues, Elysium World Co., Ltd. (hereinafter referred to as the "Company") is developing and implementing a model for half-price housing. The key driving force behind the success of this project is the use of asset-backed liquidity tokens secured by real estate and leveraging blockchain technology.

Blockchain technology is revolutionizing not only the financial market but also society as a whole, and the real estate sector is no exception. Until now, real estate has been difficult to liquidate, impossible to partially convert into assets, and has functioned as a wealth-building tool for the rich, with speculative elements, high-interest loans for construction financing, and long-term investment requirements. As a result, low-income individuals have not even dared to consider investing in real estate.

The adoption of blockchain-based real assets is opening up new opportunities, such as owning a portion of a building, purchasing a home at half price, or partially owning leisure facilities. In response, the Company is pioneering the world's first-ever half-price home project, bringing an unprecedented concept to life.

With the rise of single-person households, homes are no longer just a place to rest and prepare for the next day; they are evolving into multifunctional, healing, and smart spaces. As people spend more time at home, we aim to provide those who have lost the dream of homeownership with the opportunity to acquire eco-friendly and smart homes in their desired locations.



Mission



MISSION

To achieve housing stability and drive structural innovation in the housing industry, Elysium World Co., Ltd. has developed and patented a 'Half-Price Housing' model that completely separates homeownership from investment. Moving forward, our vision is to establish this new concept as a paradigm shift in the housing market.

Elysium World Co., Ltd.'s groundbreaking 'Half-Price Housing' is the world's first practical model, providing an innovative alternative to the failed publicly led pilot housing projects, such as buyback-condition and land-lease schemes.

So far, half-price housing have been publicly led housing projects that separate land and buildings under a public land lease system, completely overlooking the concept of land ownership. In the real estate market, land ownership is essential, as transactions such as sales and redevelopment cannot take place without it.

Elysium World Co., Ltd.'s Half-Price Housing holds great significance as it is the first privately implemented model that recognizes land ownership. Additionally, the Half-Price Housing maximizes housing utility by enabling people to live where they desire while reducing financial burdens, making homeownership more accessible.

As a result, it not only promotes housing stability for the public but also drives structural innovation in the real estate industry, helping to curb market overheating. Furthermore, it provides an opportunity for people without homes, cash-strapped young people, and low-income individuals to acquire high-quality homes at half price in their desired locations.



The Elysium World Vision



3 Visions

1. Vision of the Government's Real Estate Policy

- Significant cost savings achieved by transferring from a public-led to a private-led real estate policy.
- Realizing the policy of housing supply for actual residence through the provision of 50% (half-price) housing.
- Speculation is eradicated with market-based pricing, as there is no opportunity to gain from market price differences.
- Homeownership satisfaction increases as there is no need for mandatory residency, as seen in public rental housing.
- Increased tax revenue strengthens the national budget.

2. Investment Vision of Token Buyers

- Token buyers can own real estate without any tax obligations.
- The value of the tokens is determined by the liquidity of the exchange, allowing for the possibility of short-term trading profits.
- Tokens are issued and traded based on the book value of real estate, classifying them as safe assets.
- Since there is no delisting, the value is always preserved.
- Profits from changes in property rights (e.g., price fluctuations, redevelopment, etc.) are distributed as dividends based on the proportion of tokens held.
- In the case of redevelopment or reconstruction, token holders have the right to profit based on their share of tokens.



3. Future Vision of Home Buyers/Pre-sale Buyers

- Own eco-friendly luxury homes integrated with AI smart technology at half the market price (50% of the market price).
- Early funding allocation ensures that the construction company can carry out sound construction work.
- Home buyers acquire 50% ownership and 100% residential usage rights.
- In the case of redevelopment or reconstruction, home buyers have the right to profit based on their 50% ownership share.
- The owned real estate can be freely bought, sold, or leased at any time.



Rationale



Elysium World Half-Price Housing

1. Objective

We aim to contribute to a healthy national economy by offering actual residence rights at half the market price (50%) to homeowners for residential purposes, and providing a new concept of real estate investment products with liquidity and security to investors seeking straightforward investment opportunities.

2. Overview

1) Reasons for the Failure of Public-Led Half-Price (70~80% of Market Price) Housing

- The model of separating land and buildings in public land lease pilot housing (repurchase condition, land lease type)
 - Issues with securing funding
 - Limits on supply volume
 - Problems in the installment process of the sale price
 - Problems during the sale process

2) Features of Elysium World's "Half-Price Housing"

- A new shared economy model that clearly separates the concepts of homeownership and housing investment
- The vision and goal are to achieve residential stability and structural innovation in the housing industry
- The purchase price is 50% of the government-approved sale price (half-price)
- Acquiring 50% ownership of real estate (land + building) and 100% residential usage rights
- The remaining 50% of the property is entrusted to a trust, and a blockchain token is issued to liquidate the real estate (patent application)



3) Achieving the Goals of Elysium World's "Half-Price Housing"

- The government achieves significant cost savings through a public-led real estate policy.
- When homes for actual residents are provided, speculation-driven price gains are eliminated due to the application of half-price (market price) sales.
- By shifting the real estate policy to a private-led model, national finances are strengthened.
- The policy of supplying homes based on actual demand promotes residential stability and drives structural innovation in the real estate industry.
- As the housing market is reshaped by actual demand, overheating in the market can be prevented.
- This provides an opportunity for people without homes, cash-strapped young people, and low-income individuals to acquire luxury homes at half price.

3. Structure

1) MASTER COIN (ELYM COIN)

- ELYM COIN: A cryptocurrency used to secure the right to apply for the purchase of a half-price (50%) home.

2) Half-Price (½) Housing for Home Buyers/Pre-sale Buyers

- Concept: 100% = 50% of the government-approved sale price (half-price) + 50% managed trust
- Homes are sold at 50% of the government-approved sale price. Home buyers obtain 50% ownership (land + building) through official registration while securing 100% residential usage rights.
- The remaining 50% ownership is placed in a trust as collateral through the issuance of ELYM tokens to recover the developer's remaining 50% of the sale price. Those who acquire ELYM tokens do not have residential rights to the respective housing units.
- Regardless of whether the home buyer resides in the property, the purchased unit can be freely sold, leased, or rented at any time.
- By securing construction costs early through token-based sales, the construction period is shortened, ensuring high-quality construction.



※ Obligations and Residential Usage Rights of the Homebuyers/Pre-sale buyers

The homebuyers/pre-sale buyers acquire 50% ($\frac{1}{2}$) ownership of the registered apartment (housing) and assume the obligation to pay various taxes and fees related to ownership. Additionally, the homebuyers/pre-sale buyers secure 100% residential usage rights for the 50% ($\frac{1}{2}$) trust-held property. Therefore, the homebuyer/pre-sale buyer must pay 10% of the sale price to the developer at the time of property registration or move-in as a fee for securing 100% residential usage rights to the remaining 50% ($\frac{1}{2}$) trust-held property. These residential usage fees will be used to cover various taxes and costs related to the trust-held property, including acquisition tax, property tax, and trust management fees. If the homebuyers/pre-sale buyers choose not to acquire residential usage rights for the 50% ($\frac{1}{2}$) trust-held property, their residential rights may be restricted.

Conditions for Lifting Residential Usage Restrictions:

- ① If the homebuyers/pre-sale buyers do not acquire 100% residential usage rights for the 50% ($\frac{1}{2}$) trust-held property, they must pay an annual rental fee calculated based on the higher of either 50% ($\frac{1}{2}$) of the sale price or the market price at the time of residence. The interest rate applied to the residential usage fee will be determined by averaging the loan interest rates of the five major banks (KB Kookmin, Woori, Hana, Shinhan and NH Nonghyup). The rental fee must be prepaid.
- ② The 50% ($\frac{1}{2}$) trust-held property must be transferred to the homebuyers'/pre-sale buyers' ownership.

※ Additional Notes

If any structural modifications to the housing occur in the future, consultation with the developer is required to assess the status of the 50% ($\frac{1}{2}$) trust-held property. The registration method for the 50% ($\frac{1}{2}$) trust-held property, as well as the acquisition tax, registration tax, and trust setup costs, may change in accordance with trust and registration laws. If legalization is achieved through the regulatory sandbox in the future, various tax burdens may be reduced.



3) Digital Real Asset-Based (STO) Real World Assets Token (ELYM TOKEN)

- A Security Token Offering (STO) is issued using blockchain distributed ledger technology, backed by 50% (½) of trust-held residential property as collateral for asset securitization.
- These are equity-based STO tokens backed by trust-held real estate (land + building).
- Since the tokens are issued based on real estate assets, their value is tied to property prices, ensuring profitability and minimizing the risk of principal loss.
- The 50% (½) STO tokens issued based on the trust are distributed to investors in proportion to their purchase share.
- Investors can trade ELYM tokens, which are backed by real estate collateral, 24/7 on exchanges, similar to stocks (transaction fees apply).
- Since ELYM tokens do not count as direct property ownership, investors can hold an unlimited amount of digital STO tokens backed by real estate assets.
- ELYM tokens have the potential to generate profits through liquidity fluctuations (e.g., price changes, redevelopment, etc.).
- As a real asset-backed token, it can be used as collateral for financial loans (subject to agreements with financial institutions). Additionally, it is not subject to delisting or dilution from additional token issuance (e.g., capital increases), preserving its value.
- Holding ELYM tokens grants eligibility to participate in special half-price housing purchases.



- ※ ELYM tokens are issued as an asset-backed products, secured by 50% (1/2) of a housing asset as real estate collateral. Instead of granting homebuyers/pre-sale buyers 100% residential usage rights for the 50% (1/2) trust-held real estate tokens, homebuyers/pre-sale buyers must pay 10% of the purchase price as a fee to acquire residential usage rights for their 50% (1/2) token-based property share. The residential usage fee is structured to ensure that ELYM token holders are not responsible for paying real estate-related taxes and fees, such as acquisition tax, property tax, and trust management fees. Additionally, ELYM token holders can trade their tokens on exchanges 24/7, similar to stocks, potentially generating profits.
- ※ The documentation process may be subject to future changes in accordance with government trust and registration laws.

4) Composition of ELYM Token

- Ownership of 50% (1/2) of the total real estate asset value (building + land) for asset disposition.
- 50% (1/2) Homebuyers/Pre-sale Buyers (granted 100% residential usage rights) + 50% (1/2) ELYM Token Holders (held in a trust for investor protection) = 100% ownership structure.
- Equity-based Security Token Offering (STO) backed by NFT-based digital real estate assets (building + land).
- Issued as a real estate-backed asset securitization token, where holders own a proportional share of the 50% stake but do not have residential usage rights.

[Exchange Operations]

- 24/7 trading available.
- Ensuring transparency by disclosing the asset value of tokens (including liquidity disclosures such as redevelopment, official land value, and market price fluctuations).
- Tokens can be traded at any time, allowing investors to anticipate potential profits from future liquidity changes (e.g., price fluctuations, redevelopment).



5) Trust Company

- Role: Manages 50% of the real estate under a trust and oversees project financing on behalf of the developer.

6) Elysium World Co., Ltd.

- Role: Developer, coin/token issuer, and sales agency.
- Issuer:
- *ELYM Coin (Master Coin): Issued to grant the right to apply for the purchase of a half-price (50%) housing unit.
- *ELYM Token: Issued based on the asset-backed trust amount to preserve value.
- Sales Agency: Responsible for 100% of the sales, following government-approved sales principles, which include 50% general sales and 50% token-based sales.

7) Coin/Token

- Coin: Issued to grant the right to apply for the purchase of a half-price (50%) housing unit.
- Token: Issued with 50% of the real estate (building + land) held in trust as collateral.
- Exchange Operations: Asset value disclosure for tokens (24/7 trading available).
- Exchange Listing: Continuous disclosure of the token's asset value (24/7).



4. Features

- The homebuyers/pre-sale buyers (registered owner) own 50% of the property and acquire 100% residential usage rights.
- The remaining 50% is held in trust to secure necessary financing.
- The public can purchase the 50% securitized tokens issued based on the trust, acquiring ownership proportional to the tokens they hold.

The Korean economy

한국경제

규제완화 기대 ... 재건축 한달새 2억 경총

서울, 부산, 대구 등 대도시 아파트 가격이 상승세를 보이고 있다. 특히 서울 아파트 가격은 1년 이상 상승세를 보이고 있다. 이는 정부의 규제완화 기대와 재건축 시장의 활성화로 인한 것으로 보인다. 특히 서울 아파트 가격은 1년 이상 상승세를 보이고 있다. 이는 정부의 규제완화 기대와 재건축 시장의 활성화로 인한 것으로 보인다.

유럽도 뛰어든 '반도체 자립' 메르켈 총리 "36억유로 투자"

독일은 반도체 자립을 위한 투자를 확대하고 있다. 메르켈 총리는 "36억유로 투자"를 발표하며, 독일의 반도체 자립을 위한 투자를 확대하고 있다. 이는 독일의 반도체 자립을 위한 투자를 확대하고 있다. 이는 독일의 반도체 자립을 위한 투자를 확대하고 있다.

후반도제 없어 생산량만 늘어 있는 반도체 출고량

반도체 출고량은 증가하고 있지만, 생산량은 증가하지 않고 있다. 이는 반도체 출고량은 증가하고 있지만, 생산량은 증가하지 않고 있다. 이는 반도체 출고량은 증가하고 있지만, 생산량은 증가하지 않고 있다.

집을 시세대로 사고도 잠이오나요?

집을 시세대로 사고도 잠이오나요? 이는 집의 가격이 상승하고 있지만, 사람들의 불안감이 해소되지 않고 있다. 이는 집의 가격이 상승하고 있지만, 사람들의 불안감이 해소되지 않고 있다.

대부업체 리스크, 캐피탈 인수

대부업체 리스크, 캐피탈 인수. 이는 대부업체 리스크, 캐피탈 인수. 이는 대부업체 리스크, 캐피탈 인수. 이는 대부업체 리스크, 캐피탈 인수.

Do you feel sleepy even if you buy a house with "market price"?

The first half-price housing to recognize land ownership

토지소유권을 인정한 최초의 반값 아파트

성공적으로 인정한 반값아파트가 장기간 있는 것만으로도, 저렴한 내림은 중개업자와 은행업자를 절감해줄 수 있다.

<http://www.elysiumworld.net>

반값아파트의 새로운 패러다임

건물과 토지의 100%를 등기소유하는, 건물(토지) 등의 남세액(약 50%)만, 부동산의 50%를 등기소유한, 시세분담(가) 50%를 실행할 경우, 전월세시스템으로 집의 가격을 낮춘다.

그동안 공공주택을 반값아파트는 토지와 건물을 분리한 토지공공임대의 조건이었으므로 토지소유권의 통념을 종속시키지 못해 다소 무리가 있었다. 부동산 시장에서 토지소유권이 절대적이어야 하는 이유는 매매나 재건축시 이를 제외하고는 실행할 수 없기 때문이다. 즉, (주)엘리시움 월드와 실행제 (반값아파트)는 이 토지소유권을 이행한 최초의 사례라 할 수 있다.

사업모델의 특징

- 분양가는 시세분담(가)의 50%(반값)으로 공급되지만 소유권(토지+건물)의 전부(100%)를 등기소유하는데 있다.
- 다만, 50%를 실행할 경우 부동산세를 면제하고 이를 거래소에 상정하여 부동산세를 이끈다는 취지이다.

등기분양자

- 취득세 및 인적사항 비용은 등기소유자가 부담
- 재산세(건물, 토지)의 경우 등기소유자와 프록시(주)엘리시움 대표가 각 50%씩 부담
- 등기부 50%분(시세분담) 10%기준에 관하여는 은행이자 은행가
- 항후 대해 시 분담하는 한도에 대해서는 규제본드(토지)를 통하여 등기부 50%에 대해서만 시세차익을 적용한 세금이 발생

토권분양자

- 반값 아파트의 최대 50%까지
- 1가구 2주택제 제정되지 않으므로 많은 집을 소유할 수 있음
- 거래소에서의 거래비용(세)에 따라 그 가치가 결정되므로 단기 매매수익 창출이 가능
- 장부상 가치가 유익한 부동산을 근거로 토권을 발행하고 거래함으로써, 안전자산으로 분류
- 유상행와 통해 금융중개사가 없으므로 그 가치가 항상 보존
- 물건(토지)에 따른 수익은 보편한 토권의 신분 만큼 배당
- 장상 거래에 따라 리워드(REWARD)가 결정 되면 별도의 수익 창출

공유경제 모델 기반의 신개념 아파트 분양

고유자산과 주택부자의 개념을 확립, 분리
고유자산과 부동산 신업의 구조 혁신을 추구할 주택금융이 실현
고유자산과 과정 형성 및 시세분담(가) 적용에 따라 시세차익이 불가
수익자는 공공주택의 부동산시장에 따른 이익을 분할

부동산 STO의 리더가 될 "토권(코인)"의 이름을 공모합니다

응모대상	반값아파트에 관심있는 전국민	발표	2021년 6월 30일 / 홈페이지와 카페에 공고
응모요령	홈페이지 참조	시상	엘리시움상 1명 — 장수형 청수기 1대, 마이크로버블 샤워기 1대 (500만원 상당) 토권스타상 1명 — 장수형 청수기 1대 (300만원 상당) 코인스타상 1명 — 마이크로버블 샤워기 1대 (200만원 상당)
응모마감	2021년 6월 20일		

※ 공모 시 유의사항
- 공모 시 100만원 이내의 현금(가)을 제출할 수 있음
- 공모 시 100만원 이내의 현금(가)을 제출할 수 있음
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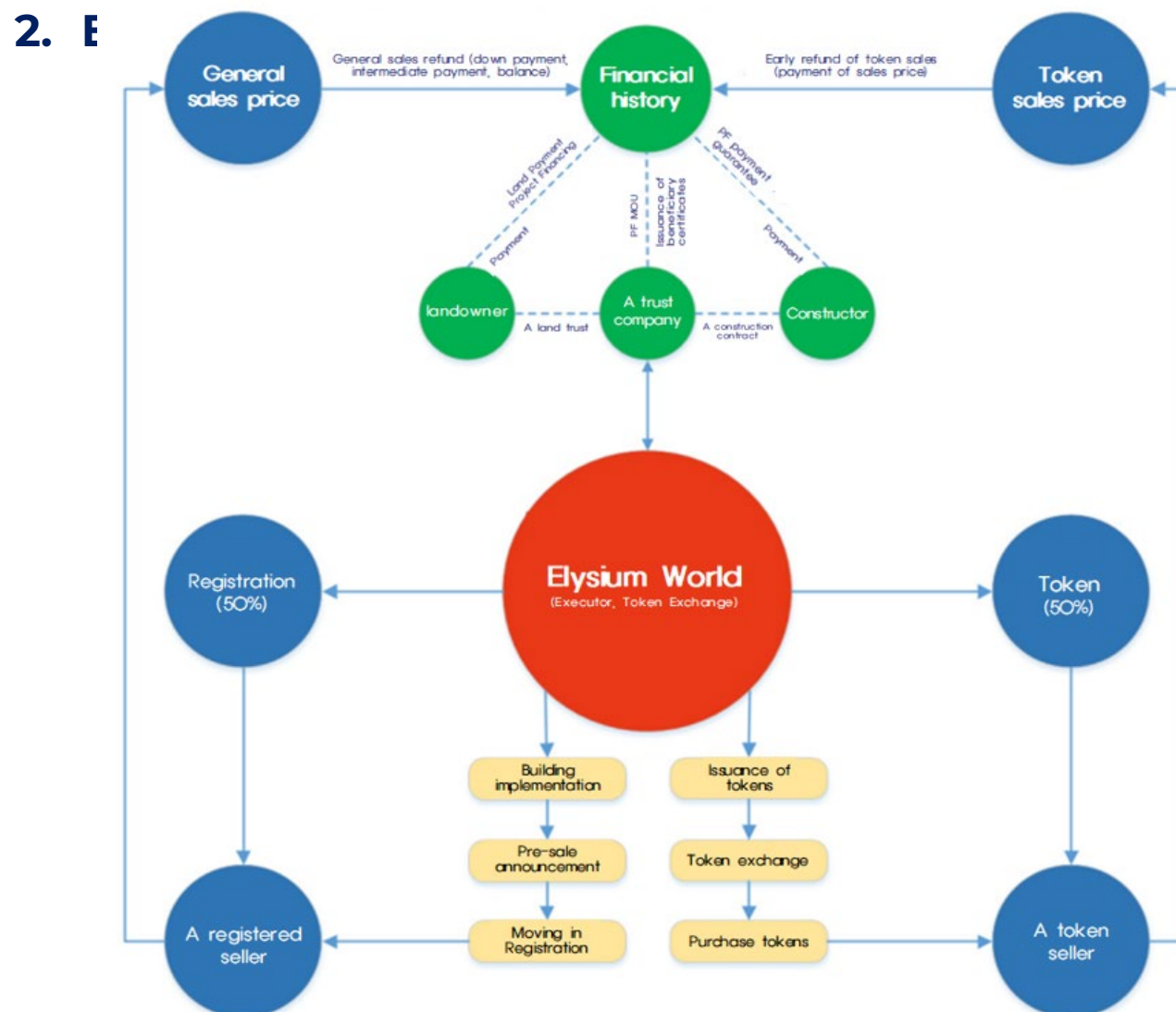
What is Elysium World?



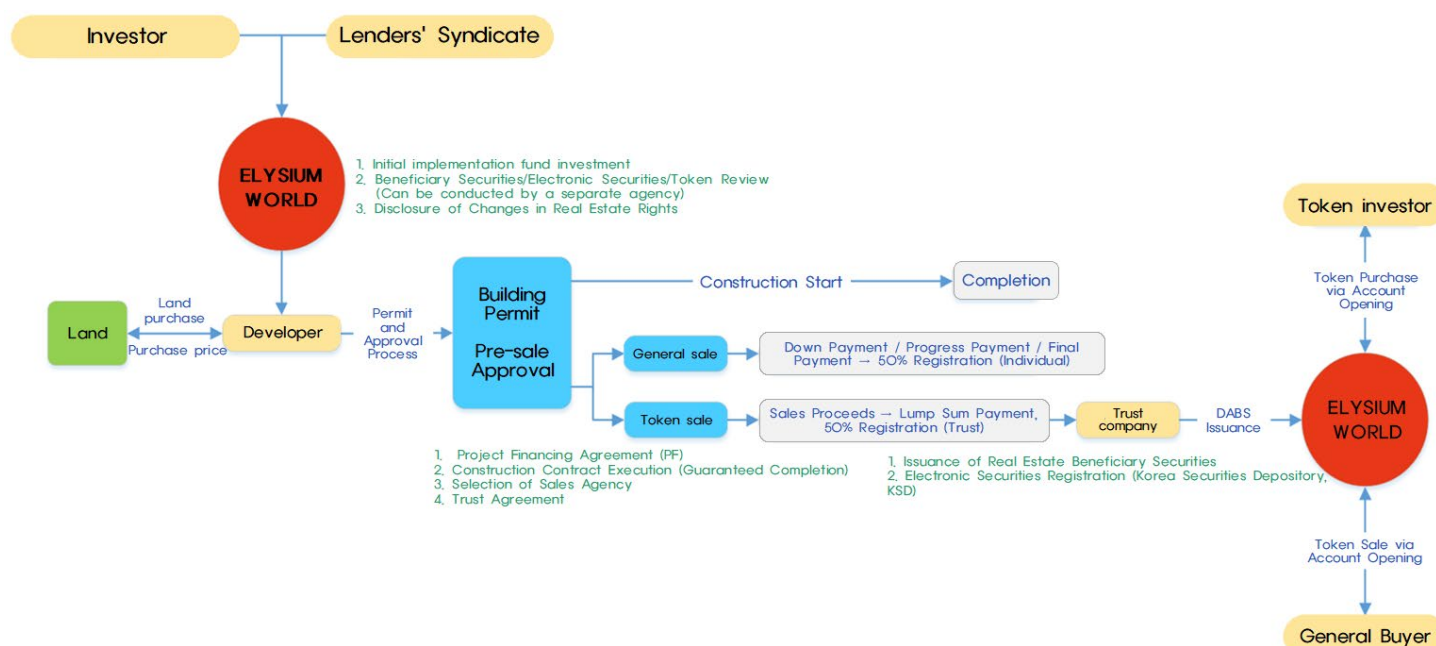
Elysium World Business Model

1. Key Concepts

- Tokenizing real estate enhances liquidity.
- 50% of the total sale price is issued as tokens.
- These tokens are traded on a dedicated real estate token exchange.
- Securing token sale proceeds early reduces financing costs and ensures stable construction.
- Early access to construction funds lowers costs and enables the development of high-quality apartments.



3. Business Details



1) Definition of Half-Price Housing

- Homebuyers/Pre-sale Buyers and those seeking residence: Own 50% of the real estate (building + land) and acquire 100% residential usage rights.
- Token buyers and investors: 50% of the real estate (building + land) is placed in trust, and they purchase tokenized assets that have been securitized using blockchain ledger technology.

2) Pre-sale Buyers (example)

Category	Total Purchase Price	Purchase Price	Share	Occupancy status	Transfer of ownership	Leasehold rights	Maintenance fee
Homebuyers/Pre-sale Buyers	KRW 1 billion	KRW 500 million	50%	Residency	Registration	70-90% of the market price	Responsible for all fees
Token Buyers		KRW 500 million	50%	No residential rights	Blockchain-based electronic registration	None	None



3) Completion of Construction (example)

Category	Total Market Price	Purchase Price	Share	Occupancy status	Transfer of ownership	Leasehold rights	Maintenance fee
Homebuyers/Pre-sale Buyers (For residential and rental)	KRW 1.3 billion	KRW 650 million	50%	Residency	Registration	70-90% of the market price	Responsible for all fees
Token Buyers (For investment)		KRW 650 million	50%	No residential rights	Blockchain-based electronic registration	None	None

4) Homebuyers/Pre-sale Buyers(For Residential) vs. Token Buyers(For Investment) Comparison

Category	Homebuyers/Pre-sale Buyers(For Residential)	Token Buyers(For Investment)
Purpose	Actual Residence	Capital gain
Ownership (Share)	50% ownership share	50% ownership share
Residential Rights	100%	X
Leasehold rights	70-90% of the market price	X
Property Tax	O	X
Acquisition Tax	O	X
Maintenance Fee	Responsible for all fees	X
Mortgage Loan	60-90% of the market price	Possible (future product development)
Liquidity	Real estate transaction	Token trading
Means of Transaction	Same as before (real estate agent)	Token exchange
Capital Gains Tax	O	X

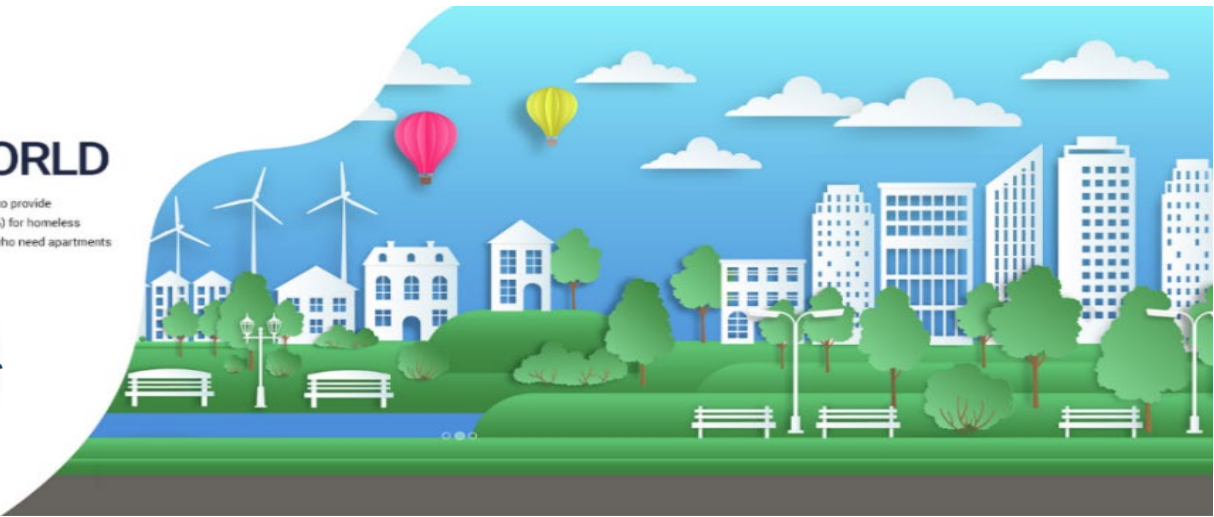


5) Trading Method for Token Buyers(For Inverstment)

Category	Description	Example
Trading Criteria (Asset/Item)	Property registered in the land and property register	A house located on [street name] in [city name]
Issuance Amount per Token	KRW 500 to KRW 30,000	The issuance amount varies according to the market price
Trading Hours	24/7	
Trading Margin	100%	
Trading Method	Dedicated App	Token exchange

ELYSIUM WORLD

Elysium World Co., Ltd. provides an opportunity to provide
eco-friendly luxury apartments at half price (50%) for homeless
people, young people and low-income families who need apartments

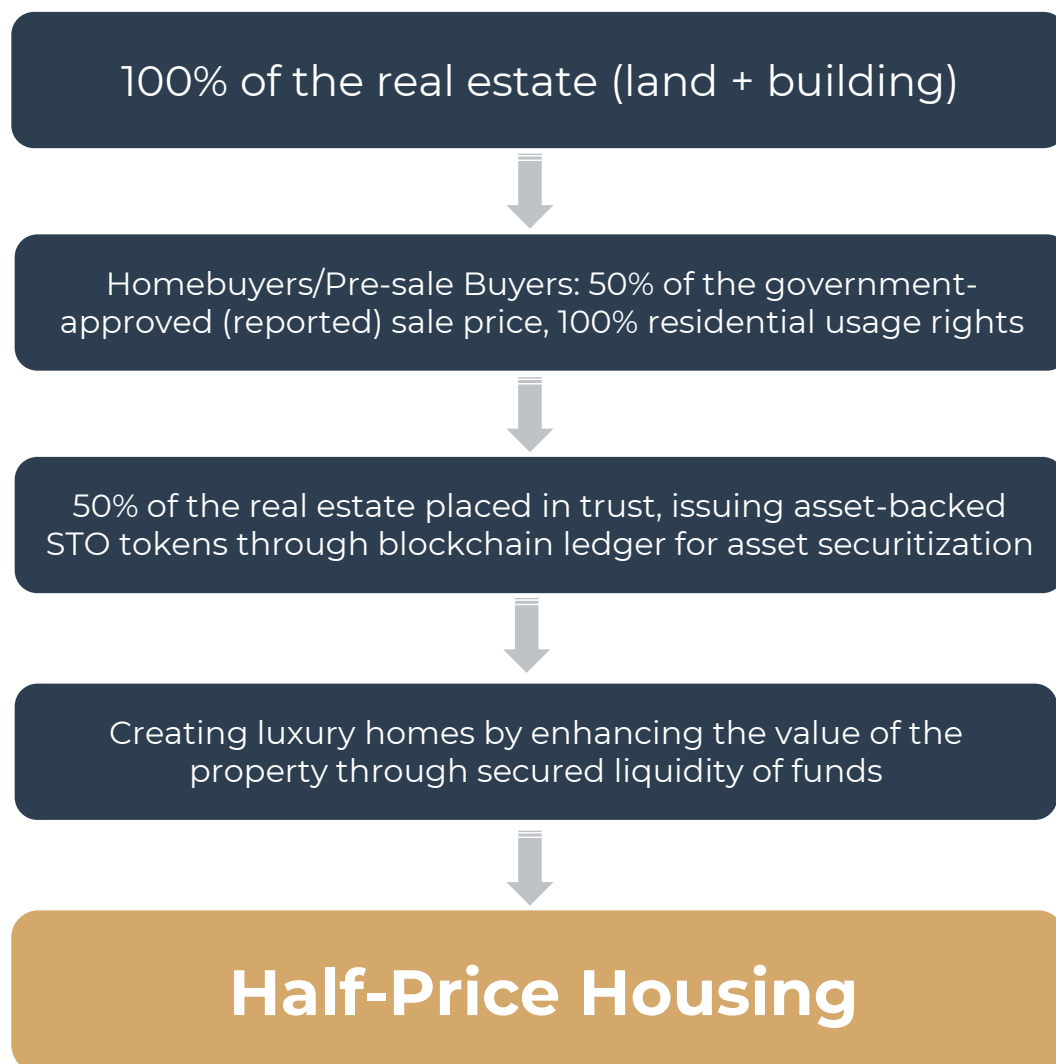


The Elysium World Innovation



The Uniqueness of Elysium World platform

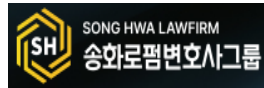
- 50% of the government-approved sale price will be offered, and the homebuyers/pre-sale buyers will register 50% ownership (land + building) while acquiring 100% residential usage rights.
- The remaining 50% ownership is placed in trust as collateral for the developer's recovery of the remaining 50% of the sale price by issuing tokens. Those who acquire the issued tokens will not have residential rights to the corresponding property.



The Elysium World Partners



Partners & Ongoing



Elysium World Mainnet



BINANCE SMART CHAIN



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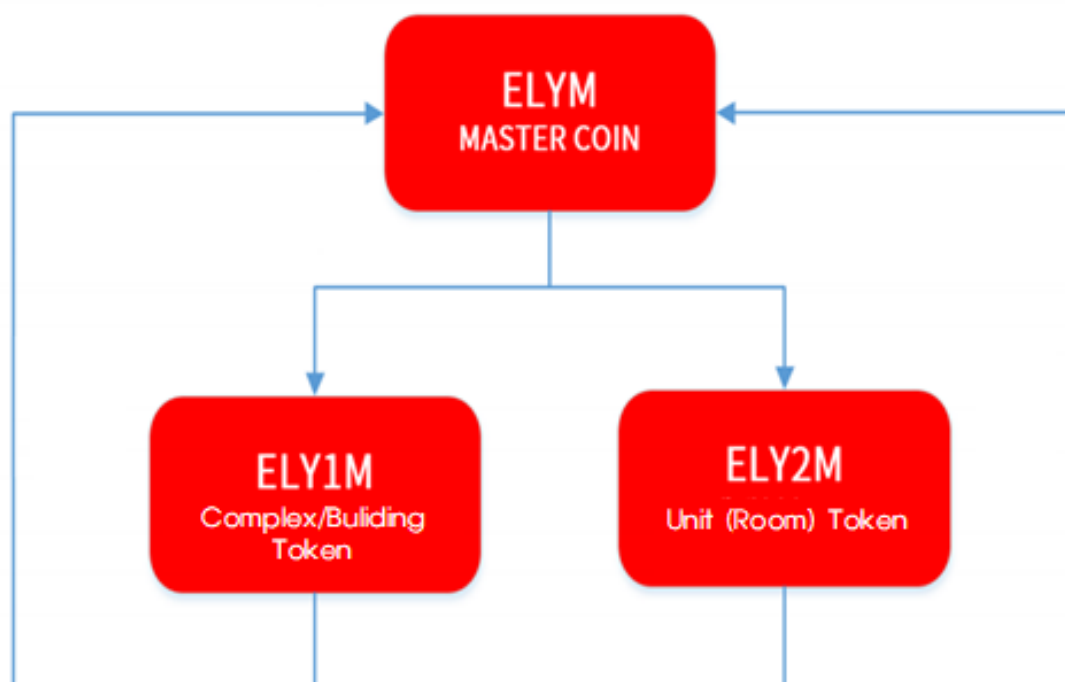
Elysium World Coin/Tokenomics

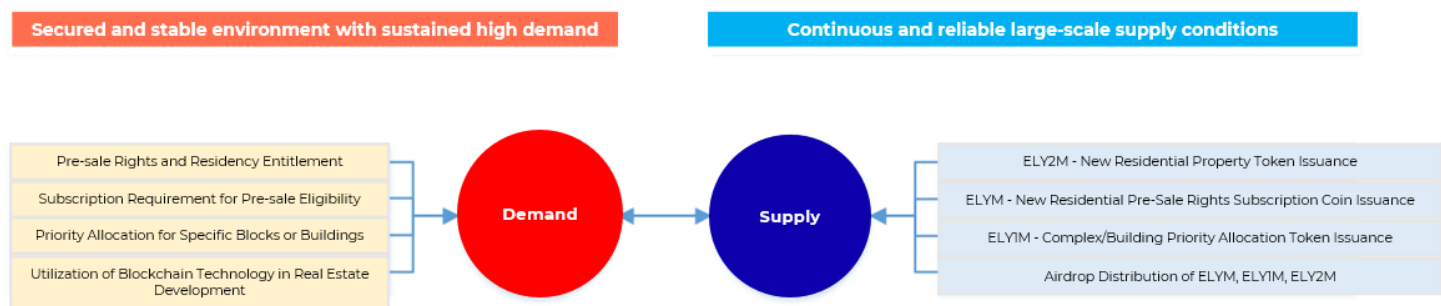


Elysium World Coin/Tokenomics

1. Composition of ELYM Coin/Token

- **ELYM COIN = MASTER COIN**
 - A subscription-based coin for securing housing purchase rights in Elysium World
- **SUB Tokens**
 - 1) ELY1M – Complex/Building Token, Revenue-Generating Business Model (Commercial Token)
 - Issued based on 50% to 100% trust-backed collateral assets of the development complex/building, aligned with the business vision. (The issuance quantity is determined by factors such as surrounding conditions, sale price, and the underlying trust asset collateral.)
 - 2) ELY2M - Unit (Room) Token (Housing Token)
 - Issued based on 50% trust-backed collateral assets of the development unit (room). (100,000 tokens are issued per unit, and the token price varies depending on the sale price.)





2. Demand Factors

- 1) Demand for ELYM Coin
 - A coin required to secure the right to apply for a pre-sale of a half-price (50%) home.
- 2) Demand for ELY1M Token
 - ELY1M token is purchased to secure priority rights for Elysium World complexes/buildings and as a future investment.
- 3) Demand for ELY2M Token
 - ELY2M token is purchased for acquiring residential units in Elysium World.

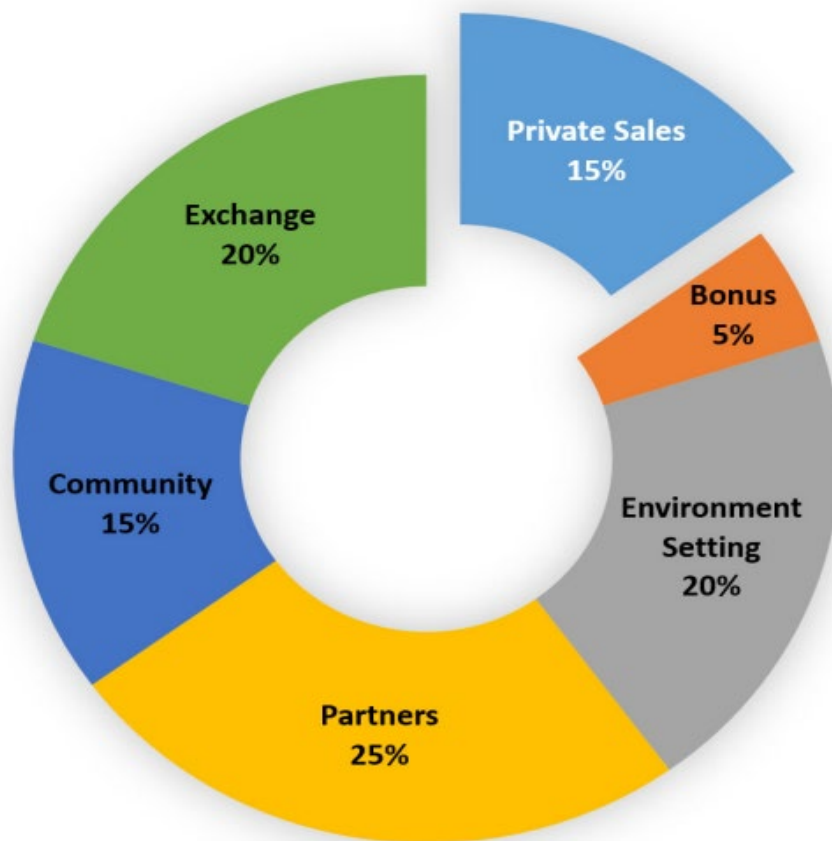
3. Supply Factors

- 1) Supply of ELYM Coin
 - ELYM Coin (Master Coin) is issued during the planning phase of Elysium World's complex development.
- 2) Supply of ELY1M Token
 - Complex/Building token (commercial token) is issued during the pre-sale of Elysium World properties.
- 3) Supply of ELY2M Token
 - Unit token (residential token) is issued during the pre-sale of Elysium World properties.



Elysium World Coin Distribution

Coin Name	ELYM Coin
Coin Symbol	ELYM
Coin Platform	BNB Smart Chain
Coin Issuance Volume	3,000,000,000 ELYM
Domestic Distribution	2,000,000,000 ELYM
International Distribution	1,000,000,000 ELYM



Elysium World Environment Setup Token Distribution



Rational expenditure plan for early setting of services

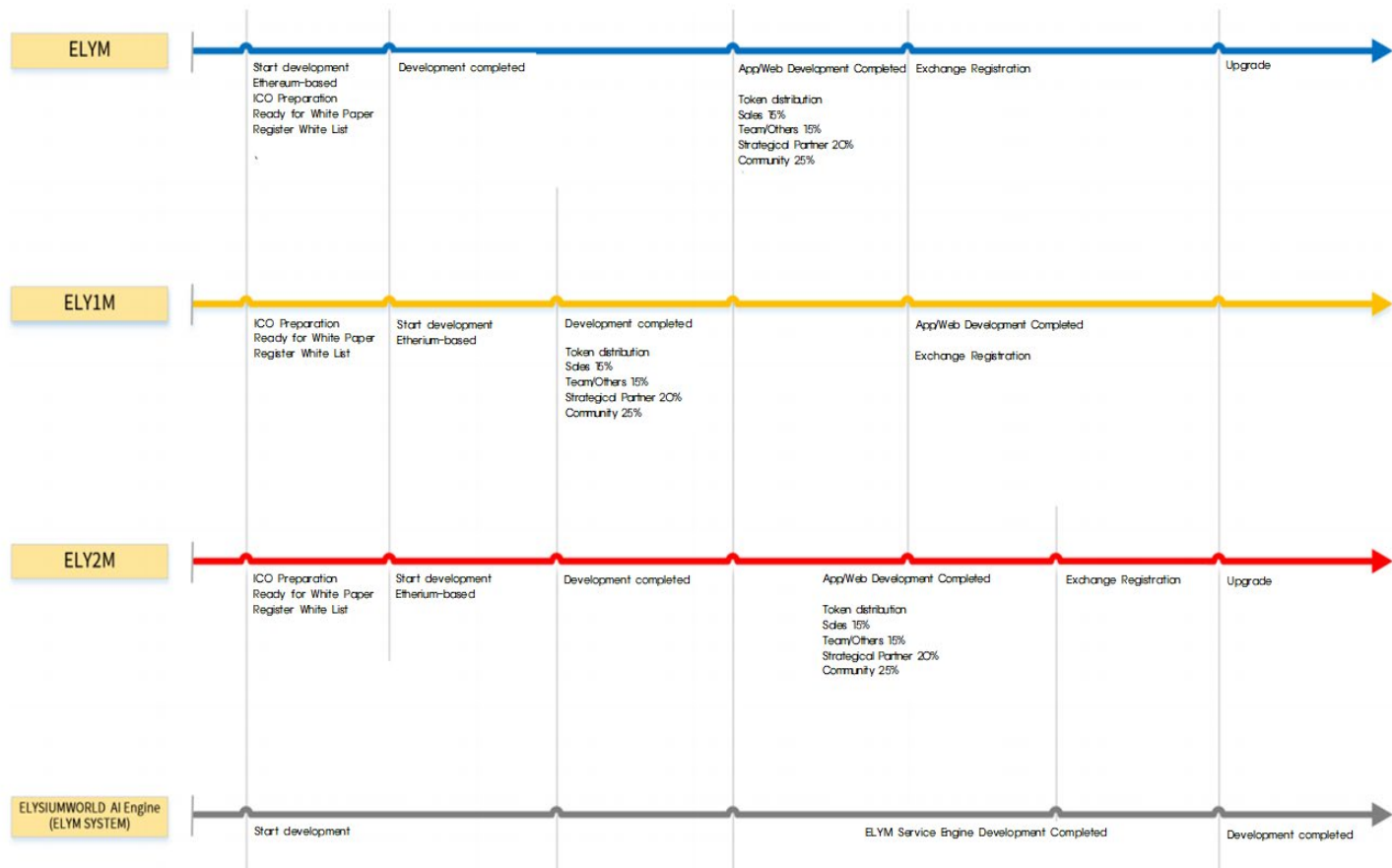
R&D 20%	BM consulting / Service Planning / Service Development, Investment in security & server, Blockchain wallet & Coin Development ³⁰
Operational Expense 20%	Salaries expenses, Rent expenses, Insurance expenses, etc.
Legal 10%	Legal & Accounting expenses, Tax and related matters
Biz Development 10%	Global office, Biz expansion (collaboration with Cosmetics & Make up industries), Biz expansion (on-off usages)
Marketing Expense 20%	App global launching marketing, App marketing (on-off, TV, SNS, etc)
Strategical Partner 10%	Accompaniment partner, On-off collaboration partner
Dex 10%	Reserve for exchange



Road Map



Road Map



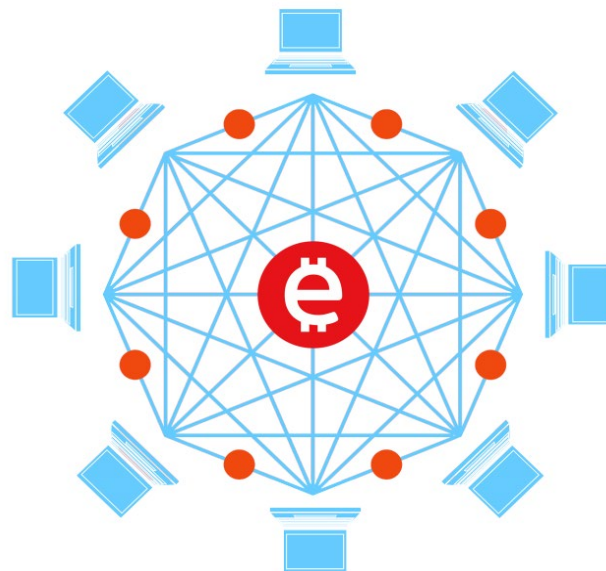
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The Elysium World Effect



The Elysium World Effect

1. By specifically realizing the half-price housing pre-sale price, anyone can effectively secure residential usage rights.
2. For owners intending to reside, we offer actual residency rights at half the market price, along with a new real estate financial product that ensures both liquidity and security, contributing to a healthy national economy.
3. We aim to transform housing, our shared living space, into a place where dreams can grow and lives can thrive.
4. Various detailed digital blockchain transaction technologies are applied to real estate transactions, further driving the growth of PropTech.



Disclaimers



Disclaimers

According to the advice of our legal representatives, recipients of coins/tokens from Elysium World Co., Ltd. (the "Company") must explicitly acknowledge and agree that the coin/token sale should not be considered a public offering of securities or an investment transaction.

This white paper must not be used for the following purposes:

To serve as the basis for any investment or financial decision regarding the coin/token sale, to establish a contract, or to be regarded as an offer to sell securities or any other financial product. It should not be interpreted as solicitation, advice, or recommendations in legal, financial, tax, investment, or any other professional capacity.

This white paper is intended solely to provide specific information regarding the creation and sale of the coin/token ("coin/token sale") proposed by the Company and should be used exclusively for that purpose.

The coin/token sale is subject to ongoing discussions, reviews, and compliance with specific legal and regulatory requirements, as well as satisfactory technical and funding conditions. These conditions may change, and the coin/token sale may be delayed or discontinued.

This white paper does not constitute, under any circumstances, a representation, statement, or warranty regarding the company, its business, assets, liabilities, prospects, or operations, nor does it constitute a representation, statement, or warranty regarding the company's or the coin/token's sale or any other related matters. Furthermore, the contents of this white paper are not guaranteed to be accurate as of the date it is provided to the recipient or at any time thereafter. The company makes no explicit or implicit representations, statements, or warranties regarding the information contained in or provided in connection with this white paper. The recipient of this white paper (hereinafter referred to as the "Recipient") acknowledges that they are not relying on any representations, statements, or warranties.

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By accepting or reviewing this white paper, the recipient acknowledges and agrees to the above matters and confirms that they will not rely on the accuracy of the information contained in or provided in connection with this document.



Individuals intending to purchase the company's coin/token must read and understand the following information.

1. Development Failure or Discontinuation

Due to technological complexities and difficulties that may be uncertain, unpredictable, or challenging, the company platform or certain components of the platform may fail or be discontinued at any time for any reason, including a lack of funding. Depending on when a development failure or discontinuation occurs, such events could negatively impact the utility of the company's coin/token, making some or all parts of the company platform unusable.

2. Changes in Regulatory Environment

Cryptographic coins/tokens similar to the company's coin/token may be examined or investigated by regulatory authorities in various jurisdictions. The company may, from time to time, receive inquiries, notices, warnings, requests, or decisions from one or more regulatory authorities, or be ordered to suspend or discontinue actions related to the company platform or the company's coin/token. The development, marketing, promotion, use, or other aspects of the company platform or the company's coin/token may be significantly affected or disrupted. Regulatory policies in specific jurisdictions may change, and at any time, favorable regulatory positions regarding the company platform and the company's coin/token may be revoked or altered. The company's coin/token may be defined as a virtual commodity, digital asset, security, or currency in various jurisdictions, and as a result, may be prohibited from being traded or held in certain jurisdictions based on applicable regulatory requirements.

3. Intended Use of the Company's Coin/Token – Not Marketed or Sold as a Security

The company's coin/token holds no value outside its use within the company platform. Individuals who purchase the company's coin/token do not receive rights to resale, voting, management, property interest, or any share in profits or revenue. The sole intended use of the company's coin/token is to support the real estate business by incentivizing participation in the company platform. The company's coin/token is not a security, and therefore, it has not been registered for sale under securities laws or any governmental securities regulations. Consequently, neither the Securities and Exchange Commission (SEC) nor any securities regulatory authority has reviewed the terms of the company's coin/token sale. While we believe that the sale of the company's coin/token does not constitute a securities transaction, government securities regulators may determine that the sale is subject to securities laws. If such a determination is made, purchasers of the company's coin/token may be adversely affected by the requirement to comply with securities laws.

4. Advances in Cryptographic Technology

Technological advancements such as code cracking and the development of quantum computing pose risks to all cryptographic-based systems, including the mainnet virtual machine and the company platform. Such advancements may lead to the theft, loss, disappearance, destruction, or devaluation of the company's coin/token. It is impossible to predict the future of cryptographic security innovations or how such advancements may counteract these risks.



5. Application Programming Interface

The company platform enables additional functionality provided by unaffiliated third parties through an external application programming interface ("API"). This will expand the company's ecosystem without requiring the intervention or resources of the company.

The company cannot fully control the development, marketing, operation, or other aspects of third-party functionalities. As a result, the company platform may be influenced by third parties who do not prioritize the interests of company coin/token buyers. Additionally, there may be no third-party functionalities developed around the company ecosystem. In such cases, the company may not be able to fully benefit from offering API services.

6. Defects in Source Code

The company cannot guarantee that the source code of the company platform is free of defects or will remain defect-free. At any point, the source code of the company platform may contain defects, errors, vulnerabilities, or bugs (collectively referred to as "defects"), which could impair certain functionalities for users, expose user information, or negatively impact the company platform.

Such defects could compromise the usability and security of the company platform, ultimately affecting the value of the company's coin/token. While the company continuously strives to improve, optimize, and perfect the source code of the company platform, it does not guarantee that any defects discovered in the source code can be addressed in a manner sufficient to fully mitigate their impact.

7. Source Code Updates

The source code of the company platform is subject to periodic updates, modifications, or adjustments by the company. The company cannot predict or guarantee the exact outcomes of such updates, modifications, changes, or adjustments. As a result, any updates, modifications, changes, or adjustments may lead to unexpected or unintended consequences that negatively impact the utility and operation of the company platform or the company's coin/token.

8. Private Keys

The loss or destruction of the private key required to access the company coin/token is irreversible. Only the owner of the unique public and private key pair has control over their holdings via a local or online wallet. Purchasers are solely responsible for safeguarding the private keys associated with their wallets. If a purchaser's private key is lost, misplaced, leaked, destroyed, or otherwise compromised, neither the company nor any other entity can assist the purchaser in accessing or recovering the associated company coin/token.



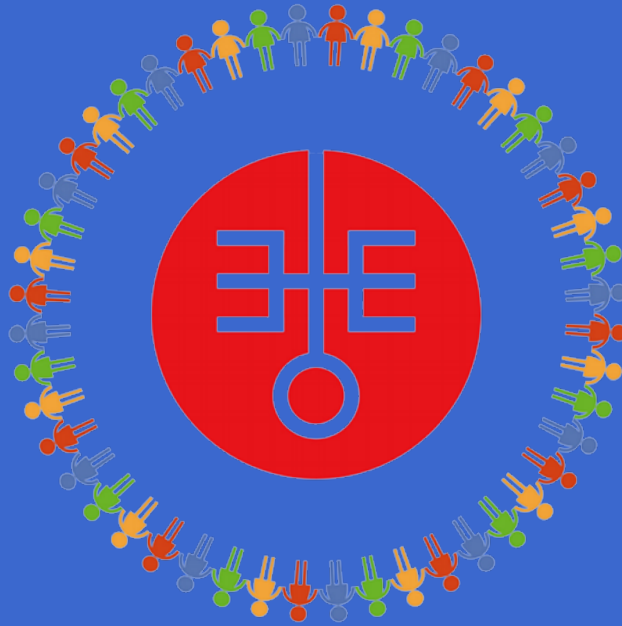
9. Liquidity

The company's coin/token is not an urgent currency issued by any individual, organization, central bank, national, supranational, or quasi-national entity, nor is it strictly backed by assets or other forms of credit. The circulation and trading of the company's coin/token in the market depend on the consensus of value among market participants. Neither the company nor any other entity is obligated to purchase the company's coin/token from buyers or other token holders. Under no circumstances does the company guarantee the liquidity or market price of the company's coin/token. Sellers who wish to sell the company's coin/token and buyers who wish to purchase it must agree on a mutually acceptable price, and all buyers should be aware that purchasing the company's coin/token may involve significant costs and time.

10. Competition

Third parties may possess significantly more resources than the company for deploying blockchain-based company systems, rather than developing separate and unrelated platforms. The company may eliminate, prevent, restrict, or minimize competitive efforts to compete with the company platform under any circumstances.





ELYSIUM WORLD

www.elysiumworld.kr