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Executive Summary



Inspired by the dynamism of Dubai's economy and the ever-evolving global real-estate landscape, DDX Global is a real-world asset tokenization consultancy, recently launched in Dubai. Our vision is to support investors who wish to participate in the emerging multi-trillion-dollar tokenization market. Real world asset tokenization provides new sources of liquidity to asset owners and greater opportunities to global investors wishing to partially mitigate the effects of inflation. The company has great executive sponsorship in the forward-thinking Dubai market and strong partners working to make the vision a reality.

The designs shown here are based on the detailed architectural models and interior design planning done by our design partner, Zhuzh Designs. Zhuzh are a world-leading, ultra-luxury, bespoke architecture and interior design company with offices in Dubai, Malaysia, Australia, USA and other locations.

After an initial meeting/discussion with an appointed DDX agent, further detailed information will be shared via a virtual data room to provide the material to inform any investment decision-making. The information being shared contains confidential details about the vision for the Pearl Island Masterplan. DDX Global is planning to acquire sufficient land to create an entire island property development, with tokenization as a core part of the whole ecosystem. The target land area has been identified and the company is targeting a purchase during Q1-24.

DDX will then work with partners to complete the masterplan vision, including three flagship projects that are already fully designed:

- Desert Pearl – a resort of 5 luxury hotels and co-branded apartments and a Pearl auditorium, boutique hotel and Arabic heritage tourist attraction.
- The Infinity project – an inspirational complex with a strong fashion theme, home to luxury apartments (the Aurora and Orion), a fashion hotel, fashion show areas, a marina and sky pool.
- Solace mega-yacht – a 120-meter ultra-luxurious custom designed mega-yacht that integrates with the fashion theme of the Infinity resort

Executive Summary



Financials

- The company is planning to launch the DDX utility token, which will benefit from all the property activities the company and its partners undertake over the next 5 years and beyond. This will involve the flagship projects that the company is driving, as well as the ecosystem of the whole Pearl Island.
- The project will move through the different rounds of pre-listing sales, with the token price planned to grow from USD0.1 (10c) towards the listing target price of USD1. After listing, the price will be driven by supply and demand, influenced by the activities of the company.
- Earliest full recovery of investment funds could be approximately 12 months after listing, assuming no change to the token price. This is due to the anticipated 3-year vesting schedule and 6-month lockup period to ensure reasonable price stability.

Risk Mitigation for investors

- The company has very powerful sponsorship that can unblock most local issues, but global factors are always a risk.
- There is not just one construction project, but multiple projects coordinated via a masterplan (and likely to be spread across multiple developers), with maximum opportunity to add value. Apartment designs are already completed, so sales will start next year, giving the token strong credibility.
- There is a strong implementation team – Zhuzh Designs, Sanctuary Digital Assets team and an experienced DDX core management team, who are also equity stakeholders.

Competitor Analysis

- The tokenization market is steadily maturing with Boston Consulting Group forecasting a \$16 trillion market by 2030. DDX is well-placed to help clients and investors in the Dubai market with its strong relationships and partners. Relatively few competitors exist with similar capabilities in the region.

Target Timelines

- The company is working through the full compliance process with the Virtual Assets Regulatory Authority in Dubai to provide highest quality engagements to its client base. Subject to achieving regulatory compliance, token listing is targeted for Q2-24.

- 1 The Desert Pearl
- 2 The Fashion District - Infinity
- 3 Waterfront Lifestyle Precinct
- 4 Old City Cultural Village
- 5 Design District
- 6 Gateway Maritime Museum
- 7 Dubai X - Technology Campus
- 8 Lagoon Luxury Residences
- 9 The Estate - Luxury Seafront Villas
- 10 The Enclave - Luxury Seafront Villas
- 11 Wellness Oasis
- 12 Circa - Health & Beauty
- 13 The Coral - Wellness Retreat
- 14 Daa'ira Zero Carbon Eco Resort
- 15 Maggie Centre Dubai
- 16 The Aura - Luxury Health Spa
- 17 The Oasis - Nature Reserve
- 18 Gateway Fountain
- 19 Public Marina
- 20 Private Marina
- 21 The Solace Marina
- 22 Pearl Lagoon



Desert Pearl project

Persian Gulf

Solace mega-yacht

Infinity project

Persian Gulf



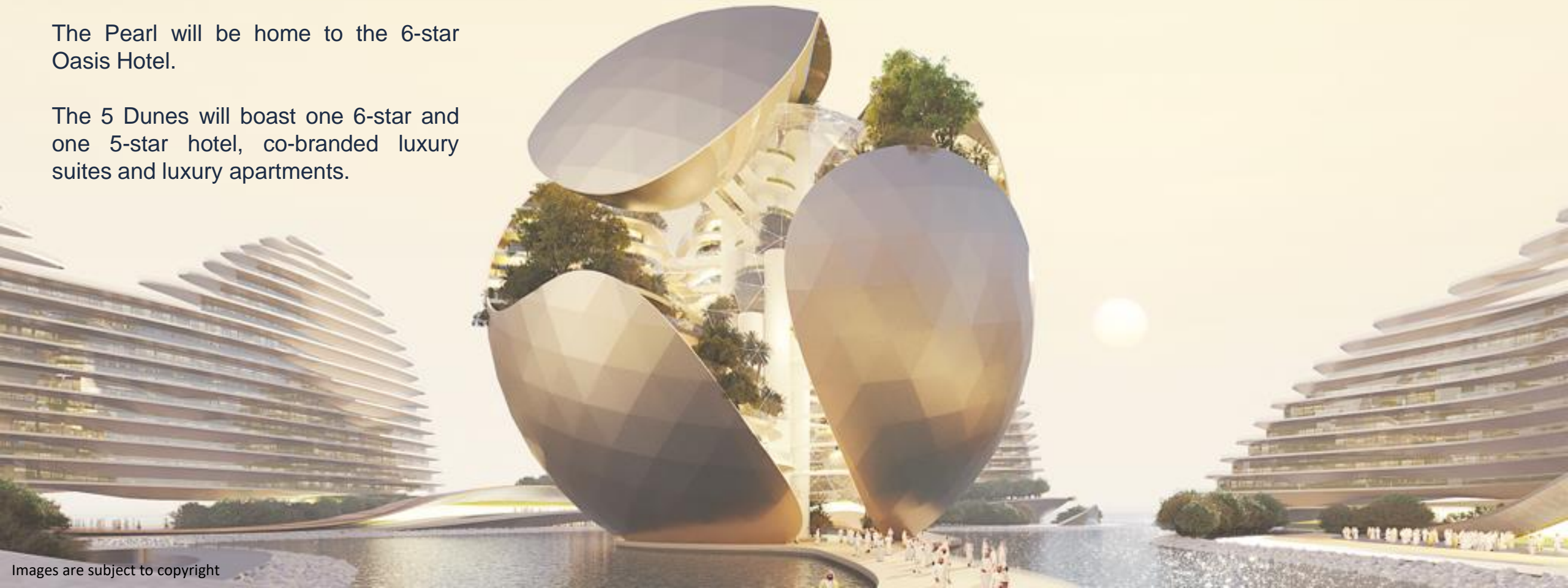
Project: Desert Pearl

Luxury integrated community

Desert Pearl will be divided into:
The Pearl and 5 Dunes.

The Pearl will be home to the 6-star
Oasis Hotel.

The 5 Dunes will boast one 6-star and
one 5-star hotel, co-branded luxury
suites and luxury apartments.



Project: Infinity

Fusion of fashion, art, architecture and lifestyle



Infinity will be home to luxury apartments (the Aurora and Orion), fashion hotel, fashion show areas, a marina and sky pool.

Project: Solace

Private luxury 120m mega-yacht

A nautical sensation at sea offering ultimate luxury and privacy.



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Introductions:

We are DDX Global

Inspired by the dynamism of Dubai's economy and the ever-evolving global landscape, DDX Global's vision is to support clients who wish to tokenize their global real-world property.

The company aims to enhance opportunities for a wider audience by making high-quality real estate assets available for investment in the form of tokens, which can be easily accessed and traded by global investors.



PROJECT

THE DESERT PEARL

an opulent oasis of sustainability
and splendour



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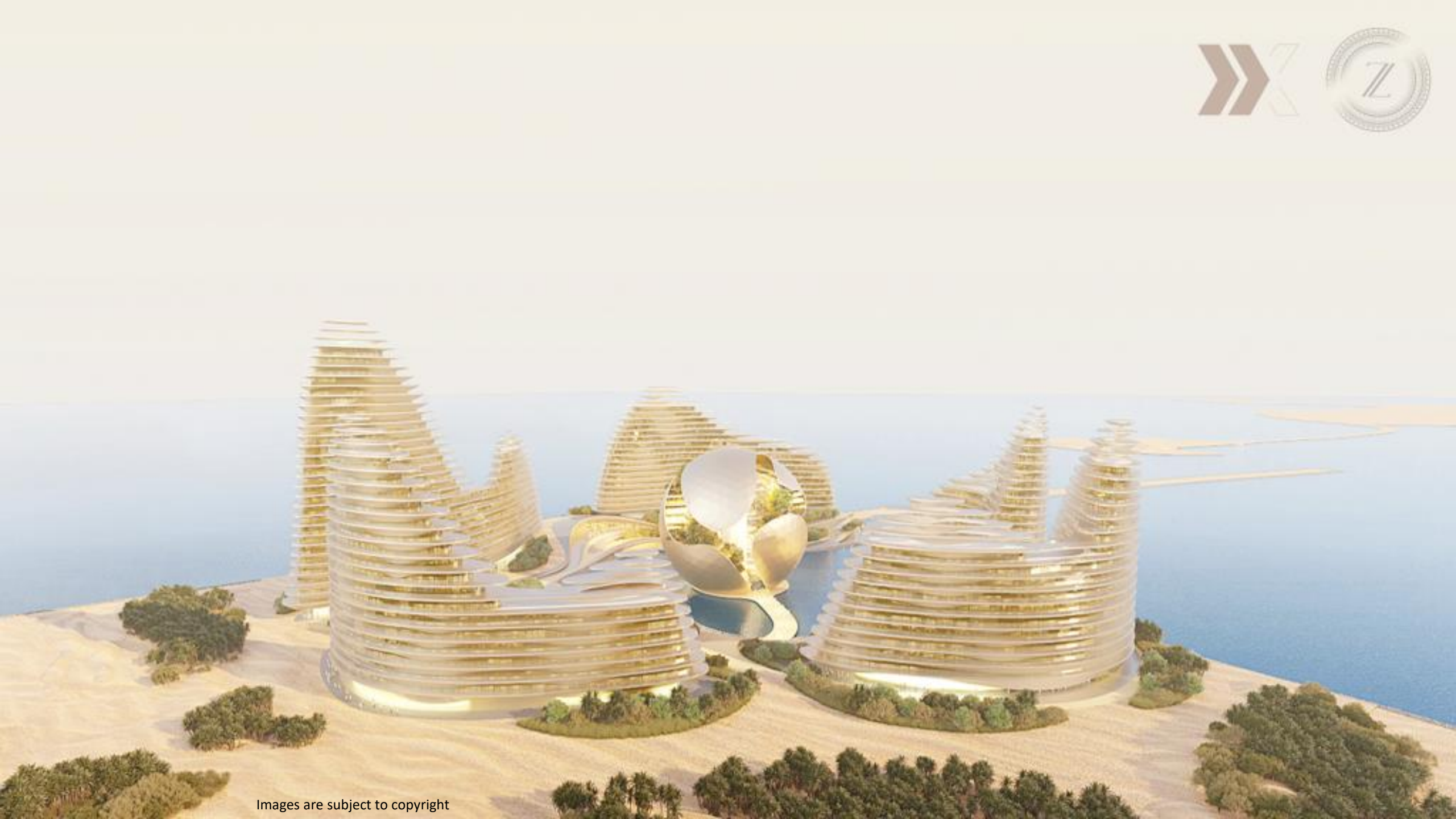
PROJECT 1

Desert Pearl

The resort will be divided into two equally luxurious sectors: the 5 Dunes, and the Pearl.

The 5 Dunes will comprise two hotels, one 6-star and one 5-star, co-branded luxury suites and luxury apartments, the design for which is well on the way to completion.

There are also plans for an underground retail street, a waterfront boulevard and a selection of lifestyle restaurants.



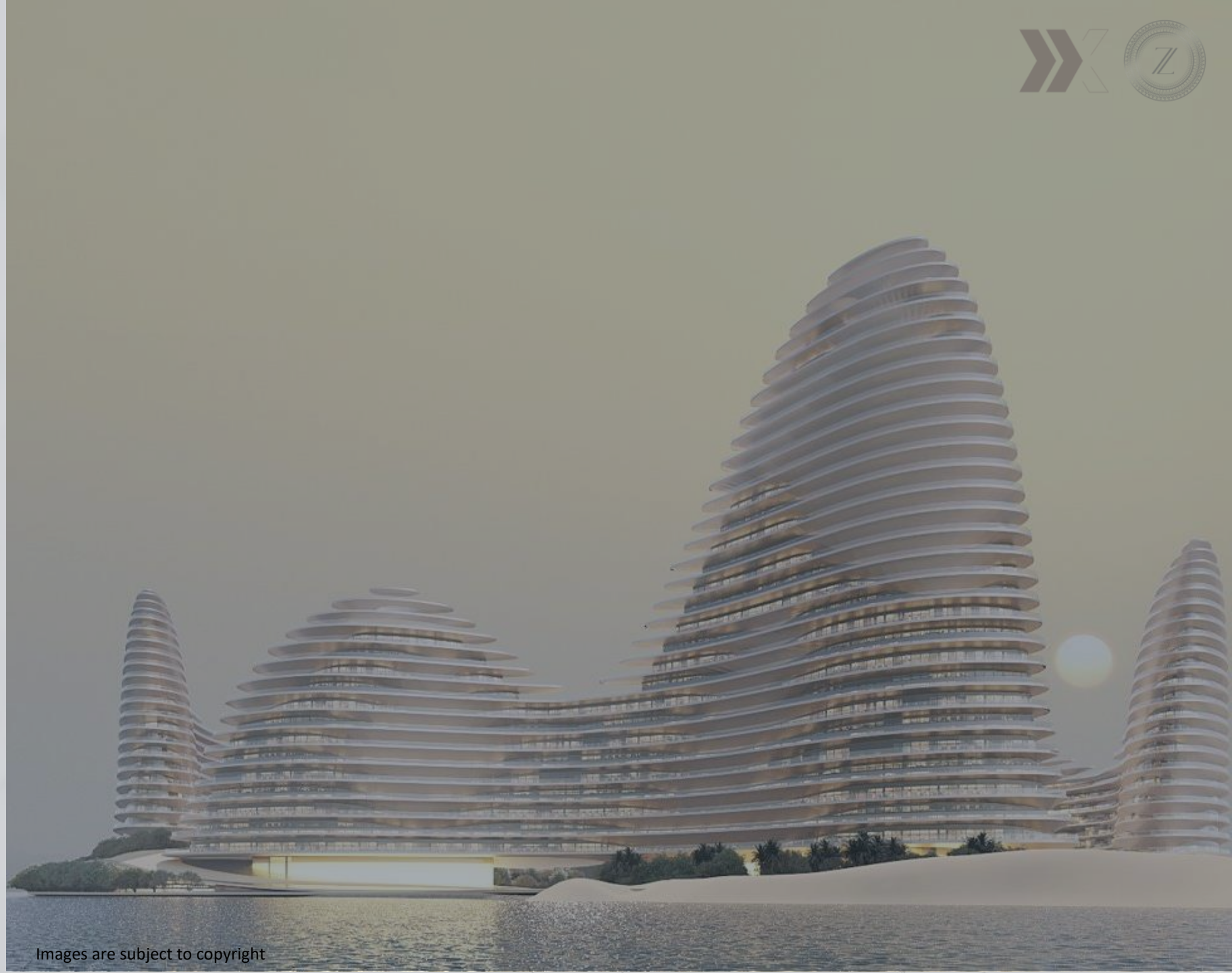
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PROJECT

OASIS HOTEL



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ABOUT

The Oasis Hotel

The Oasis Hotel will be a 6-star luxury hotel and is an ode to the sculptural beauty found in the Arabic desert landscape.

An expression of geological artistry. Every space is an invitation to experience the rich, time-honoured traditions of oasis living.

The Oasis Tea Garden Lounge and Poolside Lounge are an invitation to a secluded rendezvous, while each suite is customized to embody the essence of an oasis.

What is a hotel without its prize, presidential suite, boasting a duplex complete with private amenities, created with luxury in mind.



POOLSIDE
LOUNGE



SANDS SUITE

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PRESIDENTIAL SUITE

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OASIS HOTEL – TEA GARDEN LOUNGE

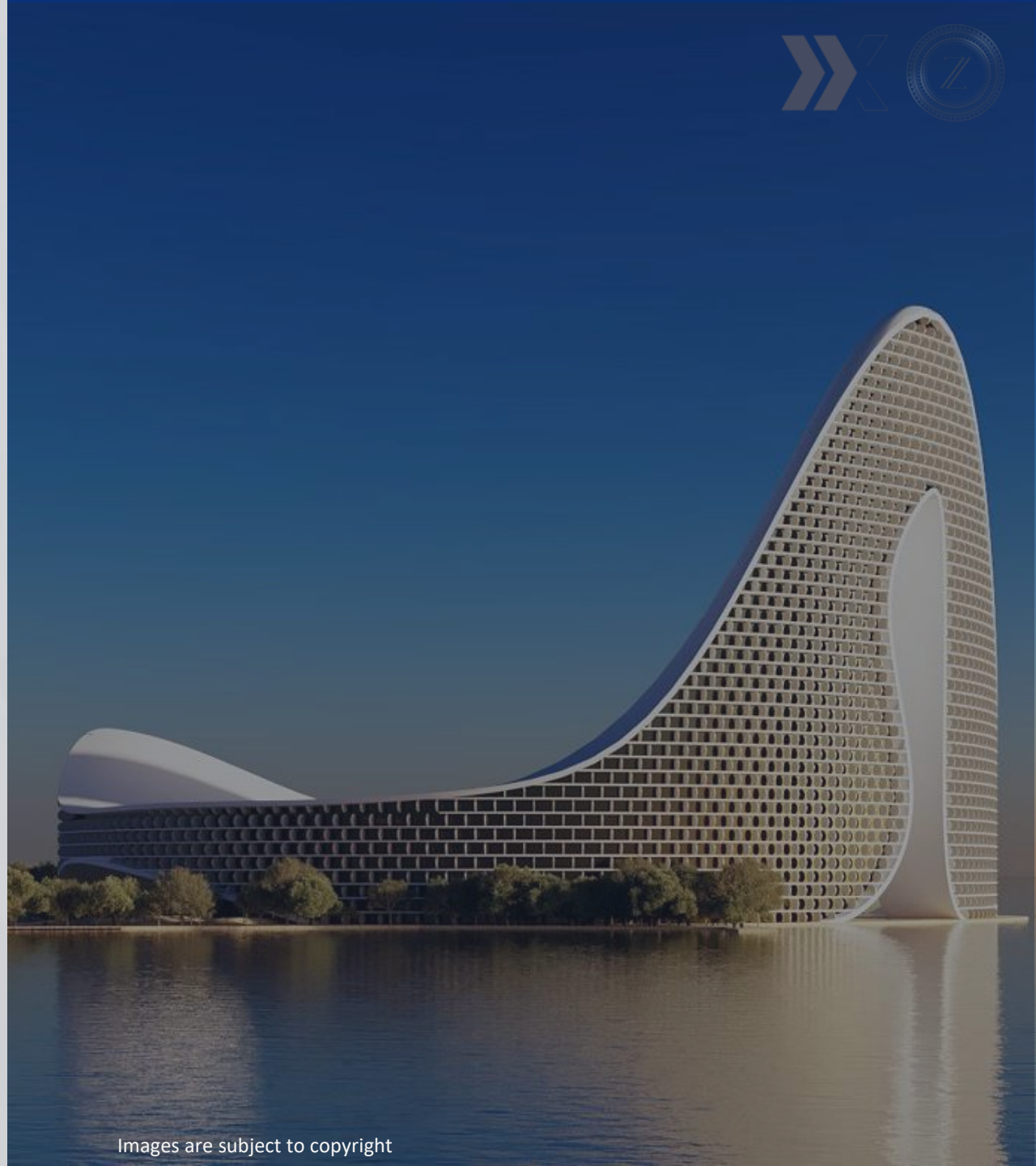
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PROJECT

INFINITY

A culmination of Fashion, Art, Culture, Architecture
and Ultimate Lifestyle.



ABOUT

Infinity

Infinity features:

—
The Aurora and Orion luxury apartments,

—
a 300 key luxury fashion hotel,

—
The House of LVMH bringing together the world's greatest brands,

—
The fashion show areas, the enchanted gardens, marina, sky pool and more.



DUBAI FASHION WEEK

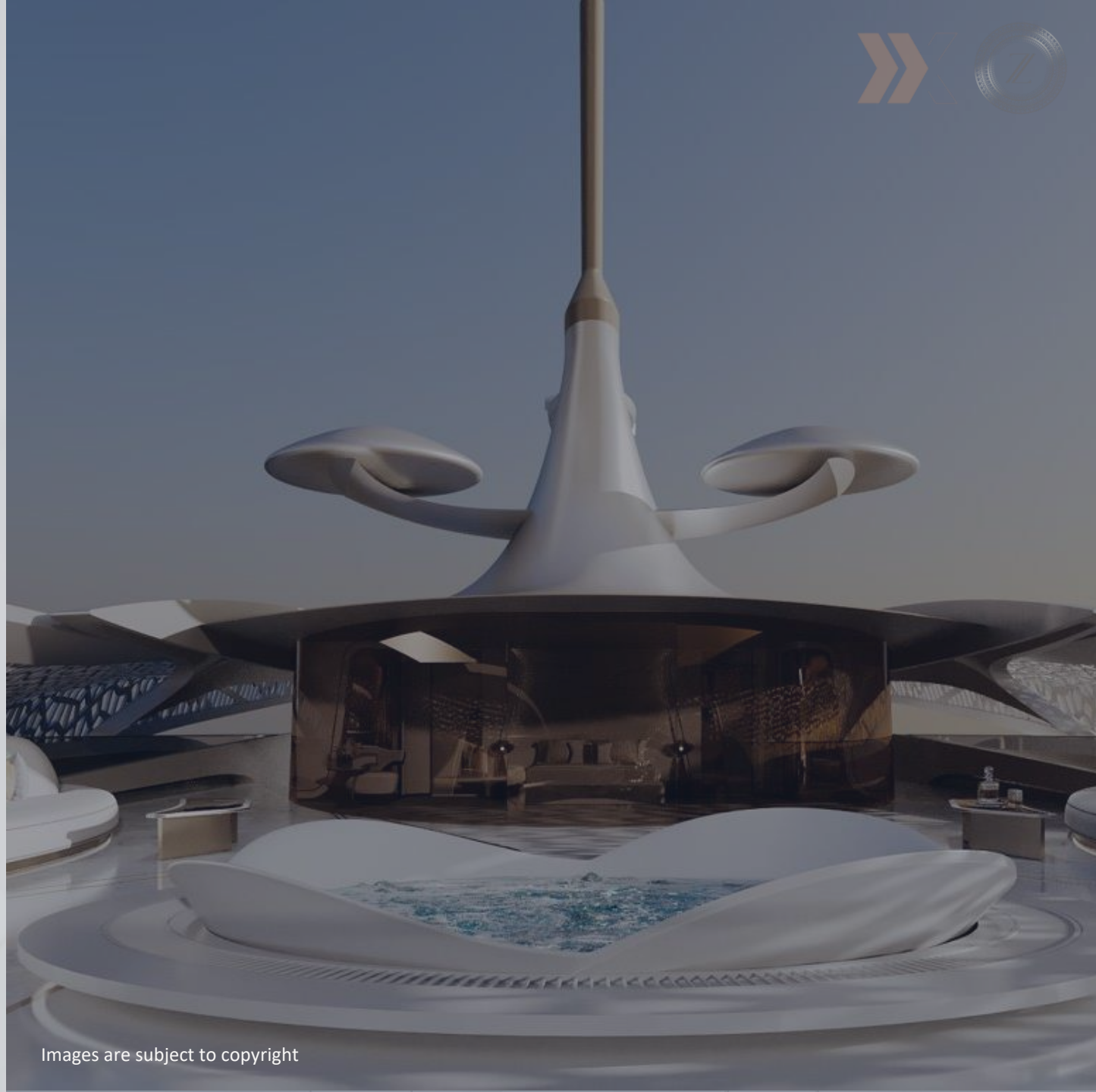






PROJECT

SOLACE



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ABOUT

Solace

A sanctuary at sea by Zhuzh and Feadship

A journey without limits, unmistakable in presence, journey from land...to sea.

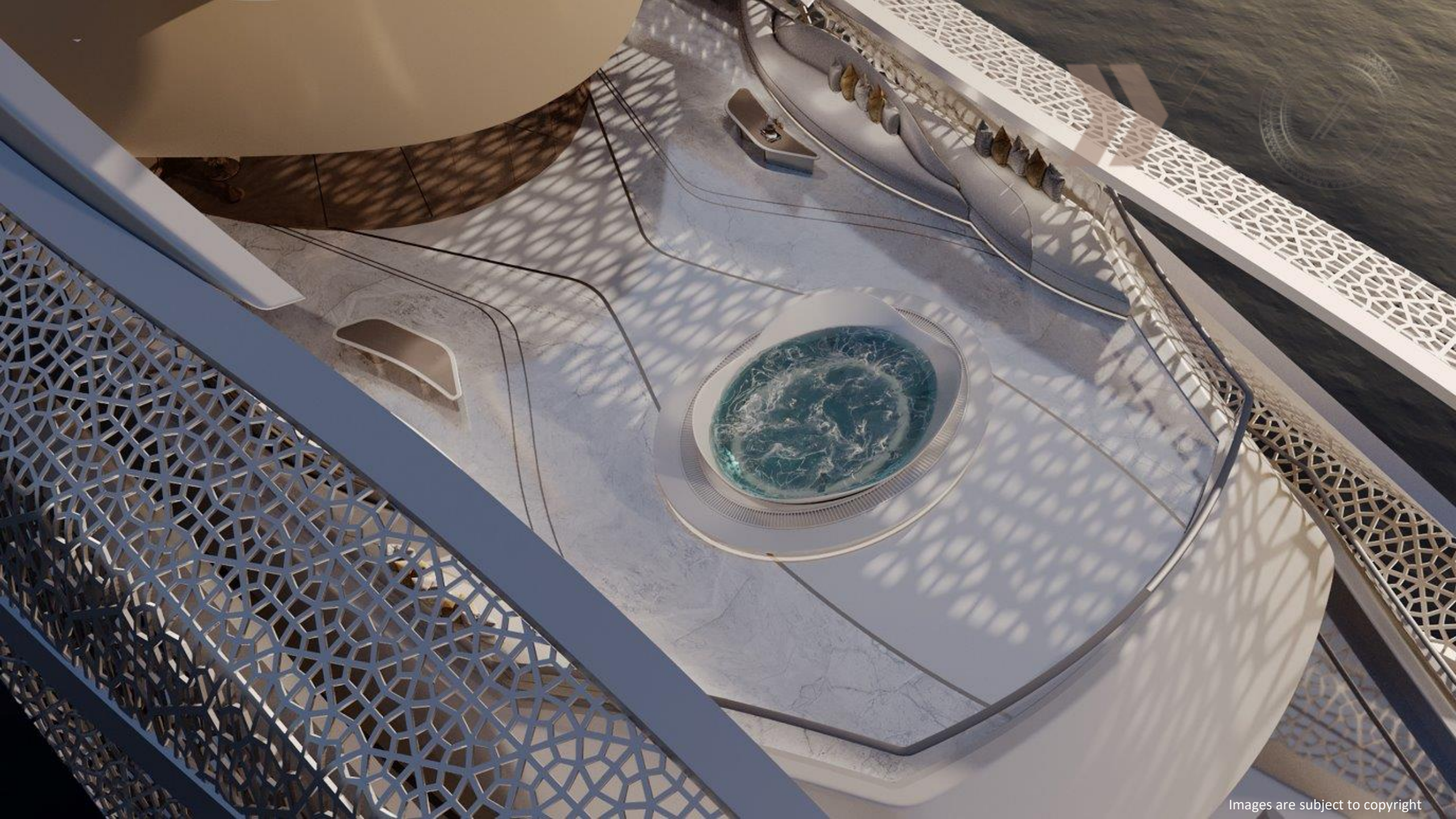
A nautical sensation to be experienced in the 120-meter mega-yacht, offering ultimate luxury and privacy.



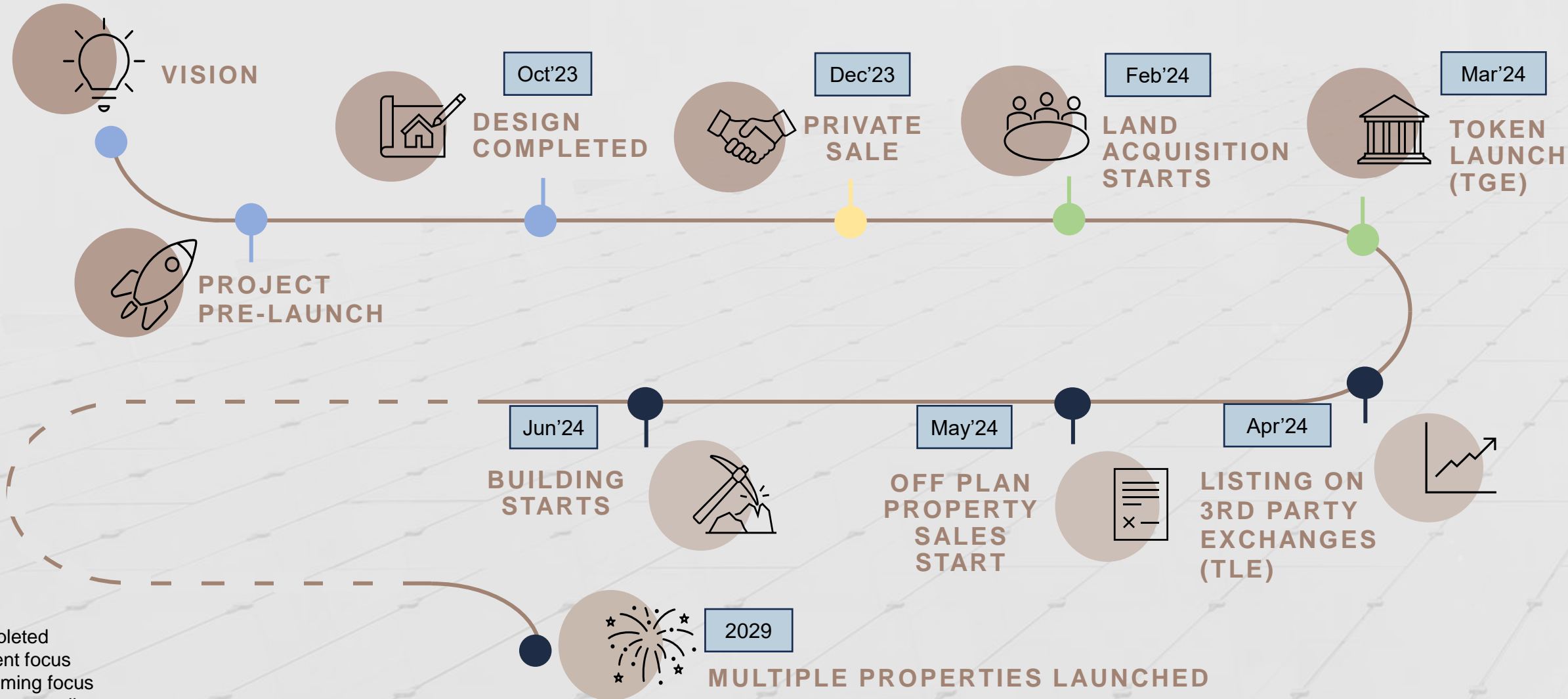
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Target Timings



Next steps...

- Confirm interest
- Agree commitment and timeframes
- Onboard via contract signature
- Transfer funds

*DUBAI, THE BEST
CITY FOR LIVING
IN THE WORLD...*





Thank you for your interest