TABLE OF CONTENT

EXECUTIVE SUMMARY

RLS REDEFINES REAL ESTATE INVESTING — FRACTIONAL OWNERSHIP, REAL INCOME, LONG-TERM WEALTH.

REALIS-STO.COM

Real Estate as a Foundation for Long-Term Wealth

Real estate has consistently proven to be one of the most reliable foundations for long-term wealth creation. Its value is tangible, it produces recurring income through rent, and it naturally benefits from population growth and economic development. Unlike many financial instruments, real estate combines income generation with capital preservation, which is why it has remained a preferred asset class for both individual and institutional investors for decades.

Despite these strengths, access to high-quality real estate has traditionally been limited to a relatively small group of investors.

The Accessibility Problem in Traditional Real Estate

Traditional real estate investment requires significant upfront capital, complex legal structures, and long-term commitments. Investors are often tied to a single property, exposed to geographic concentration, and face low liquidity when they want to exit. Managing properties across borders adds further complexity, including operational oversight, taxation, and administrative burdens.

These limitations are not caused by the real estate itself, but by outdated ownership and capital structures.

The RLS Solution

RLS was created to remove these structural barriers while preserving everything that makes real estate a trusted investment.

RLS is a tokenized real estate investment ecosystem that allows investors to participate in professionally managed, income-generating properties through fractional ownership. Instead of purchasing entire properties, investors acquire RLS tokens, each representing proportional economic participation in a diversified portfolio of real estate assets.

This approach makes premium real estate more accessible while maintaining professional asset management and long-term value creation.

How RLS Creates Value

Value within the RLS ecosystem is generated through real economic activity. Rental income produced by the properties flows to token holders, while the long-term value of the portfolio grows as assets are acquired, optimized, and expanded into new markets. The RLS token serves as the economic link between investors and the underlying real estate portfolio.

Blockchain technology is used as an enabling layer to provide transparency, efficient ownership tracking, and streamlined income distribution. Importantly, this technology remains in the background, allowing investors to focus on ownership and income rather than technical complexity.

Structured Capital Raising Through the STO

RLS raises capital through a structured Security Token Offering (STO) designed to reach a minimum of $300 million. The STO follows a staged pricing model, beginning at $0.01 per token and increasing to $0.12 by the final stage. This structure reflects the gradual strengthening of the project as capital is deployed into real assets and operational maturity increases.

Capital raised through the STO is allocated strategically across property acquisition, operational sustainability, strategic reserves, liquidity planning, and long-term growth initiatives. This ensures that the ecosystem remains stable, scalable, and resilient over time.

Beyond Financial Returns

RLS offers more than financial participation. Through structured long-term real estate investment, investors may align their portfolios with residency opportunities such as the UAE Golden Visa. This creates additional strategic value for international investors seeking global mobility, access to a favorable tax environment, and long-term planning flexibility.

A Long-Term Ownership Framework

RLS is designed for investors who think in years, not weeks. It is not positioned as a speculative trading instrument, but as a modern ownership framework that combines the stability of real estate with the efficiency of digital finance. By lowering entry barriers, improving liquidity, and maintaining professional management, RLS offers a transparent and scalable path to real estate ownership in the modern era.

WHAT IS RLS

RLS IS A MODERN REAL ESTATE OWNERSHIP SYSTEM — GIVING INVESTORS SIMPLE, FRACTIONAL ACCESS TO PROFESSIONALLY MANAGED, INCOME-GENERATING PROPERTY PORTFOLIOS THROUGH DIGITAL INFRASTRUCTURE BUILT FOR LONG-TERM GROWTH.

ESTORA-STO.COM

An Overview of the RLS Ecosystem

RLS is a real estate investment ecosystem built around the idea of shared ownership. It allows multiple investors to participate in high-quality, income-generating properties through a single digital framework. Instead of purchasing and managing properties individually, investors hold RLS tokens that represent their economic participation in a professionally managed real estate portfolio.

At its core, RLS connects three essential elements into one system: real assets, professional management, and digital ownership infrastructure. This integration removes complexity for investors while maintaining the fundamental strengths of real estate investing.

RLS as a Real Estate Ownership System

RLS should be understood as an ownership system rather than a trading product. Each RLS token represents a proportional economic interest in the real estate assets acquired by the platform. Token holders participate in rental income generated by the properties and benefit from long-term value growth as the portfolio expands and matures.

This model mirrors traditional real estate ownership but simplifies the process. Investors do not need to handle property acquisition, tenant management, maintenance, or administrative tasks. These responsibilities are centralized and professionally managed within the RLS ecosystem.

Portfolio-Based Ownership Instead of Single Assets

Traditional real estate investors are often tied to a single property or a small number of assets. This exposes them to location-specific risks and limits diversification. RLS approaches ownership differently by offering portfolio-based exposure.

By holding RLS tokens, investors gain participation in a diversified pool of properties rather than a single unit. This diversification helps balance income streams and smooth performance over time, as different properties and locations contribute to the overall portfolio.

The Role of the RLS Token

The RLS token functions as the economic connector between investors and the underlying real estate assets. It is not designed as a payment token or a utility for consumption. Instead, it represents participation, income entitlement, and long-term value alignment.

As the real estate portfolio grows in size and quality, the economic foundation behind the RLS token strengthens. Rental income, asset optimization, and portfolio expansion all contribute to the long-term value proposition of holding RLS tokens.

Designed for Accessibility and Simplicity

One of the key principles behind RLS is accessibility. The platform is designed so that investors can participate without requiring deep technical knowledge or prior real estate experience. Blockchain technology operates in the background, providing transparency and efficiency, while the user experience remains intuitive and easy to understand.

This allows a broad range of participants — from individual investors to professional entities — to access real estate ownership through a single, coherent system.

RLS as a Long-Term Investment Framework

RLS is structured with a long-term perspective. It is built to support gradual growth, consistent income generation, and strategic expansion rather than short-term speculation. Every element of the ecosystem, from token design to capital allocation, is aligned with the goal of creating a stable and sustainable real estate investment platform.

In this sense, RLS represents a modern evolution of real estate ownership, combining time-tested asset principles with a scalable digital structure.

Introduction

The Vision Behind RLS

The vision behind RLS is rooted in a simple idea: real estate ownership should not be limited by geography, capital size, or complexity. For decades, high-quality property investments have been accessible primarily to institutions and high-net-worth individuals, while the majority of investors remained excluded despite strong interest and available capital.

RLS was created to bridge this gap. The project envisions a global real estate ownership framework where individuals and companies can participate in professionally managed property portfolios with flexibility, transparency, and long-term confidence. By removing unnecessary friction and modernizing ownership structures, RLS aims to redefine how real estate investment is accessed and managed in the digital era.
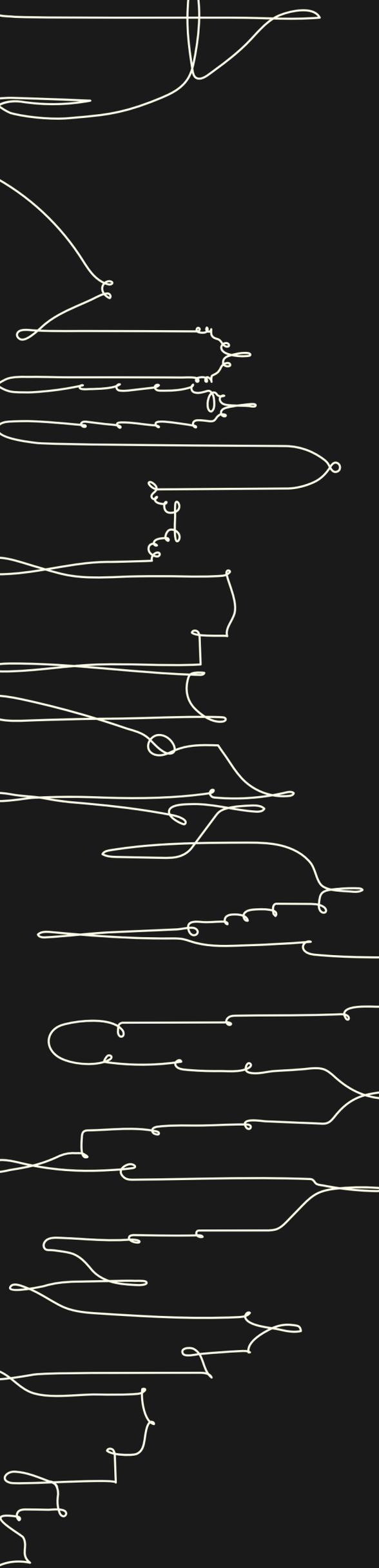
Why Real Estate Needs a New Model

While real estate itself remains a strong asset class, the traditional investment model has not evolved at the same pace as global capital markets. Buying, holding, and managing property often requires long timelines, significant upfront commitments, and exposure to local operational challenges.

In a world where capital moves globally and investors seek diversification across regions and asset types, traditional real estate models struggle to meet modern expectations. RLS introduces a new model that respects the fundamentals of property ownership while adapting it to a faster, more interconnected financial environment.

Challenges in Traditional Real Estate

Traditional real estate investing presents several structural challenges. High purchase prices limit participation and make diversification difficult. Ownership structures are often rigid, tying investors to a single asset for long periods. Selling a property or exiting an investment can take months or even years, reducing financial flexibility.

Operational responsibilities such as tenant management, maintenance, and compliance add further complexity. For international investors, these challenges are compounded by distance, regulatory differences, and administrative burdens. These factors make traditional real estate inefficient for many potential investors.

The Opportunity for Tokenized Ownership

Tokenization introduces an opportunity to restructure how real estate ownership is represented and managed. By dividing property value into digital ownership units, investors can participate in real estate without owning an entire asset outright. This approach lowers entry barriers, improves liquidity options, and enables diversification through portfolio-based ownership.

RLS applies tokenization not as a technological experiment, but as a practical solution to long-standing inefficiencies. The result is an ownership model that remains grounded in real assets while benefiting from digital efficiency and transparency.

RLS's Role in This Evolution

RLS positions itself as a bridge between traditional real estate and modern investment infrastructure. The platform does not attempt to replace real estate principles; instead, it enhances them. By combining professional asset management, structured capital deployment, and tokenized ownership, RLS creates a system where real estate becomes more accessible, manageable, and scalable.

This introduction sets the foundation for understanding how RLS operates, why it was designed this way, and how it creates value for investors over the long term.

THE RLS APPROACH

REBUILDING REAL ESTATE INVESTMENT FROM THE GROUND UP

RLS approaches real estate investment by rethinking its structure rather than its purpose. The goal is not to change what real estate represents, but to improve how investors access and participate in it. Traditional models bundle ownership, management, and capital into a single, rigid structure. RLS separates these components and rebuilds them into a more flexible and efficient system.

Ownership becomes fractional and digital. Management becomes centralized and professional. Capital becomes fluid and scalable. Together, these elements create a system that preserves the strengths of real estate while removing unnecessary barriers.

DESIGNED FOR LONG-TERM OWNERSHIP

RLS is intentionally designed for investors who value long-term participation over short-term trading. The platform focuses on acquiring properties with strong rental fundamentals, stable demand, and long-term appreciation potential. This ensures that the underlying assets support consistent income and sustainable growth.

Instead of chasing rapid turnover or speculative gains, RLS emphasizes asset quality, professional oversight, and steady portfolio expansion. This long-term orientation aligns the interests of the platform and investors around shared economic outcomes.

ACCESSIBILITY WITHOUT COMPROMISING QUALITY

One of the key challenges in modern investing is balancing accessibility with asset quality. RLS addresses this by allowing fractional participation in properties that would otherwise require substantial capital to access individually. Investors can participate at lower entry levels while still gaining exposure to premium real estate.

Importantly, accessibility does not mean reduced standards. Properties are selected based on location, income potential, and long-term value. Professional management ensures that asset quality is maintained throughout the lifecycle of ownership.

PORTFOLIO-BASED RISK DISTRIBUTION

RLS does not rely on the performance of a single property or location. Instead, it builds a diversified portfolio across multiple assets and, over time, multiple regions. This portfolio-based approach distributes risk and stabilizes income streams.

If one asset underperforms temporarily, others continue to generate income, supporting overall portfolio performance. This diversification is a core component of RLS's stability and resilience.

CLEAR ALIGNMENT BETWEEN INVESTORS AND THE PLATFORM

RLS's approach ensures alignment between the platform and its investors. The success of the ecosystem depends on the long-term performance of the real estate portfolio. This creates a natural incentive to prioritize asset quality, operational efficiency, and sustainable growth.

Rather than focusing on short-term activity, RLS is structured to grow alongside its investors, creating value through real ownership and professional stewardship.

Objectives and Long-Term Goals
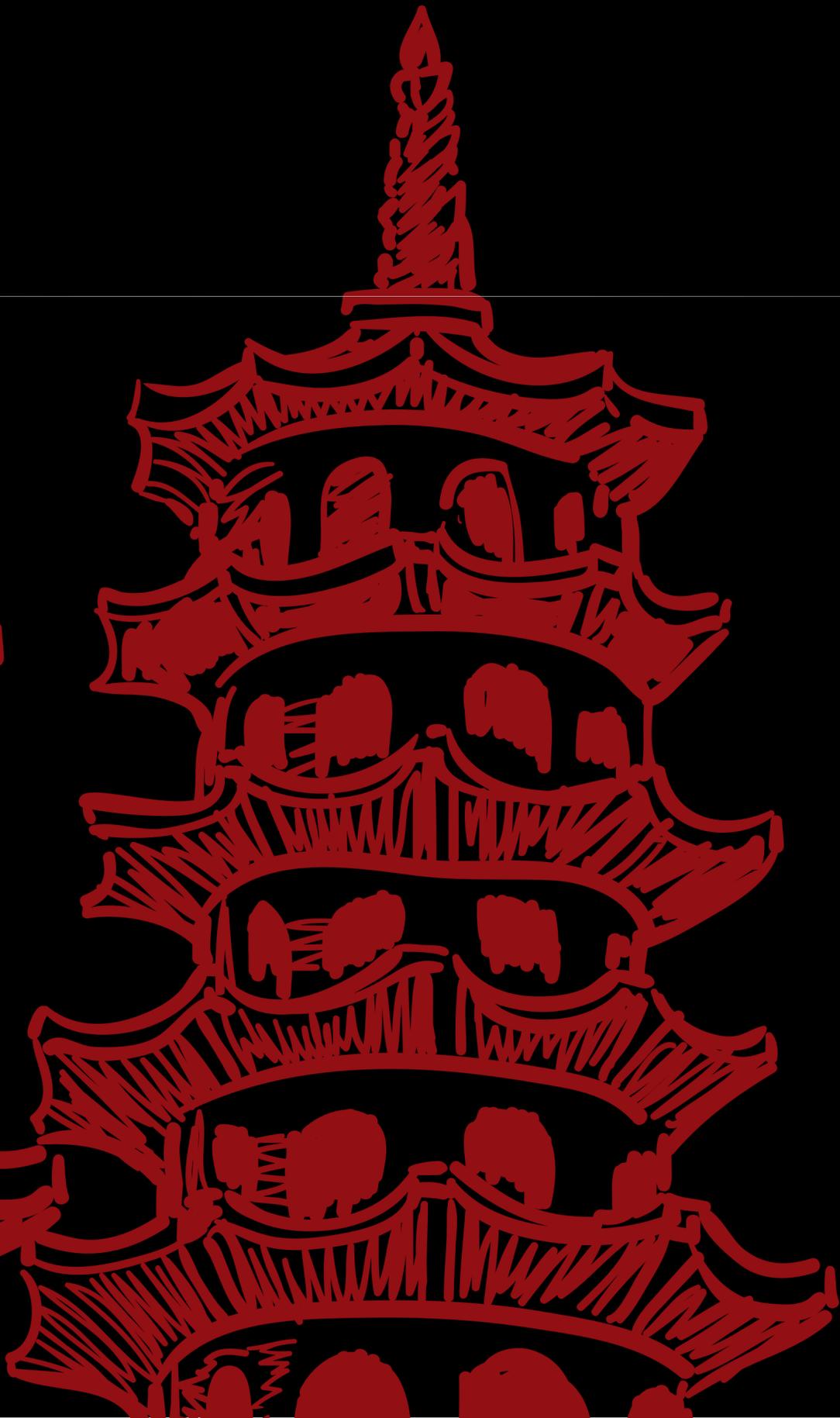
Building Sustainable Capital Growth

One of the primary objectives of RLS is to create sustainable capital growth through real estate ownership. Rather than relying on short-term market movements, RLS focuses on acquiring properties that demonstrate long-term value potential. Capital growth is achieved through careful property selection, professional management, and gradual portfolio expansion.

As the asset base grows in size and quality, the economic foundation of the RLS ecosystem strengthens. This approach allows capital to compound over time, reflecting the natural growth of real estate markets rather than speculative price behavior.

Delivering Consistent Income Streams

RLS is structured to generate recurring income through rental activity. Properties are selected with a focus on stable demand and income-generating potential. Rental income forms a core component of investor participation, providing a steady economic link between the real estate assets and token holders.

Income generation is treated as a long-term objective rather than a short-term target. This ensures that rental strategies prioritize sustainability, tenant quality, and asset longevity.

Preserving and Protecting Asset Value

Another key goal of RLS is asset preservation. Real estate assets are maintained and optimized to retain their value over time. This includes regular maintenance, strategic upgrades, and market-driven repositioning when necessary.

By actively managing properties rather than passively holding them, RLS ensures that assets remain competitive, attractive to tenants, and resilient in changing market conditions.

Scaling Through Global Expansion

RLS is designed with scalability in mind. While initial acquisitions focus on establishing a strong core portfolio, the long-term goal is to expand into multiple international markets. Geographic diversification allows RLS to participate in different economic cycles and property segments.

Expansion into global financial and real estate hubs increases portfolio resilience and opens new income and growth opportunities for investors.

Aligning Investor and Platform Interests

RLS's objectives are structured to align the interests of investors and the platform itself. Success is measured not by short-term activity, but by long-term portfolio performance, income consistency, and ecosystem stability.

This alignment ensures that decisions are made with a focus on sustainable value creation, reinforcing trust and confidence over time.

The
RLS Platform

Data-driven decisions.
Property-backed wealth.

RLS was founded on the belief that real estate investing shouldn't be limited by borders, wealth, or complexity — yet for years, top opportunities were reserved for institutions and the ultra-wealthy.

Platform Overview

The RLS platform is the operational heart of the ecosystem. It is where real estate ownership, income participation, and portfolio visibility come together in a single environment. The platform is designed to remove friction from real estate investing by centralizing processes that are traditionally fragmented across brokers, managers, banks, and legal entities.

For investors, the platform acts as a clear window into their participation in the RLS ecosystem. It provides access to token holdings, income history, portfolio composition, and future development updates. The goal is to make ownership feel intuitive, even though the underlying assets are complex and professionally managed.

Technology Philosophy

RLS uses modern digital infrastructure to support transparency, efficiency, and scalability. However, the platform is intentionally designed so that investors do not need to understand or interact with technical systems directly.

Blockchain technology functions as a secure ownership and accounting layer. It records token ownership, tracks proportional income entitlement, and enables efficient transfer of economic participation. This technology ensures that records are immutable and transparent, while remaining invisible to users who simply want to invest and earn income.

In this way, RLS uses technology as an enabler, not as a feature that complicates the investment experience.

Transparency and Ownership Records

One of the key advantages of the RLS platform is transparency. Ownership records, income distribution logic, and portfolio activity are clearly defined and verifiable within the system. This reduces ambiguity and increases confidence, particularly for investors participating across borders.

Transparency is not limited to ownership data. The platform also provides regular insights into portfolio performance, asset development, and strategic direction. This ensures that investors remain informed and aligned with the long-term evolution of the ecosystem.

Operational Integration and Professional Management

Behind the platform sits a professional asset management structure responsible for property acquisition, tenant relations, maintenance, and optimization. These functions are integrated into the platform's operational framework, allowing RLS to manage assets efficiently while providing investors with a simplified experience.

This separation between professional operations and investor participation allows the platform to scale without increasing complexity for token holders.

Tokenization of Property
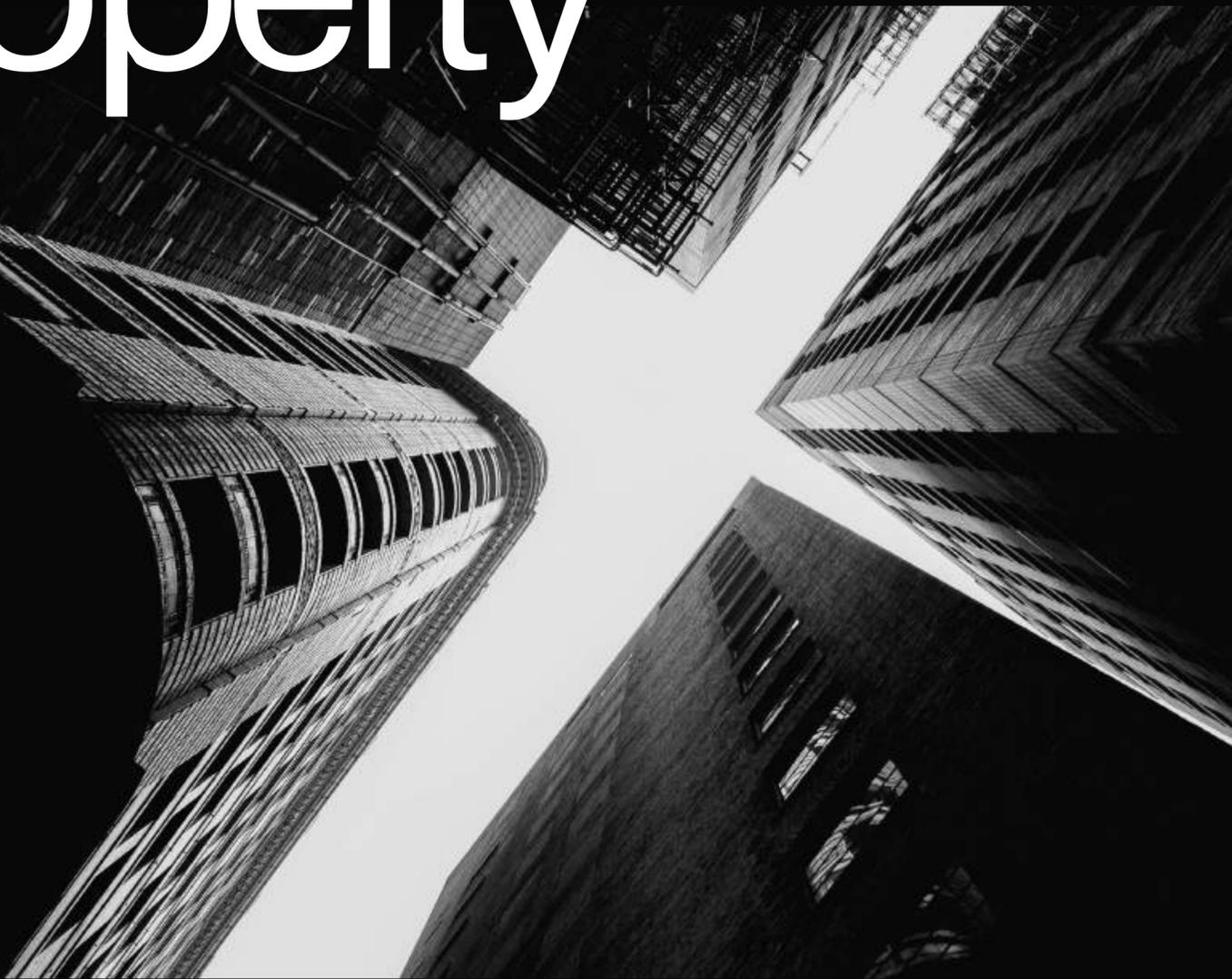
TOKENIZATION IN RLS

TOKENIZATION IN RLS IS THE PROCESS OF CONVERTING REAL, INCOME-GENERATING PROPERTY VALUE INTO DIGITAL UNITS CALLED RLS TOKENS. EACH TOKEN REPRESENTS A PROPORTIONAL ECONOMIC PARTICIPATION IN A PROFESSIONALLY MANAGED REAL ESTATE PORTFOLIO.

Instead of purchasing an entire property, investors acquire tokens that correspond to a share of the property's value and its income potential. This allows real estate to be owned in smaller, accessible portions while preserving the economic logic of traditional ownership

The property remains real physical and revenue-generating. Tokenization simply changes how ownership participation is structured and accessed
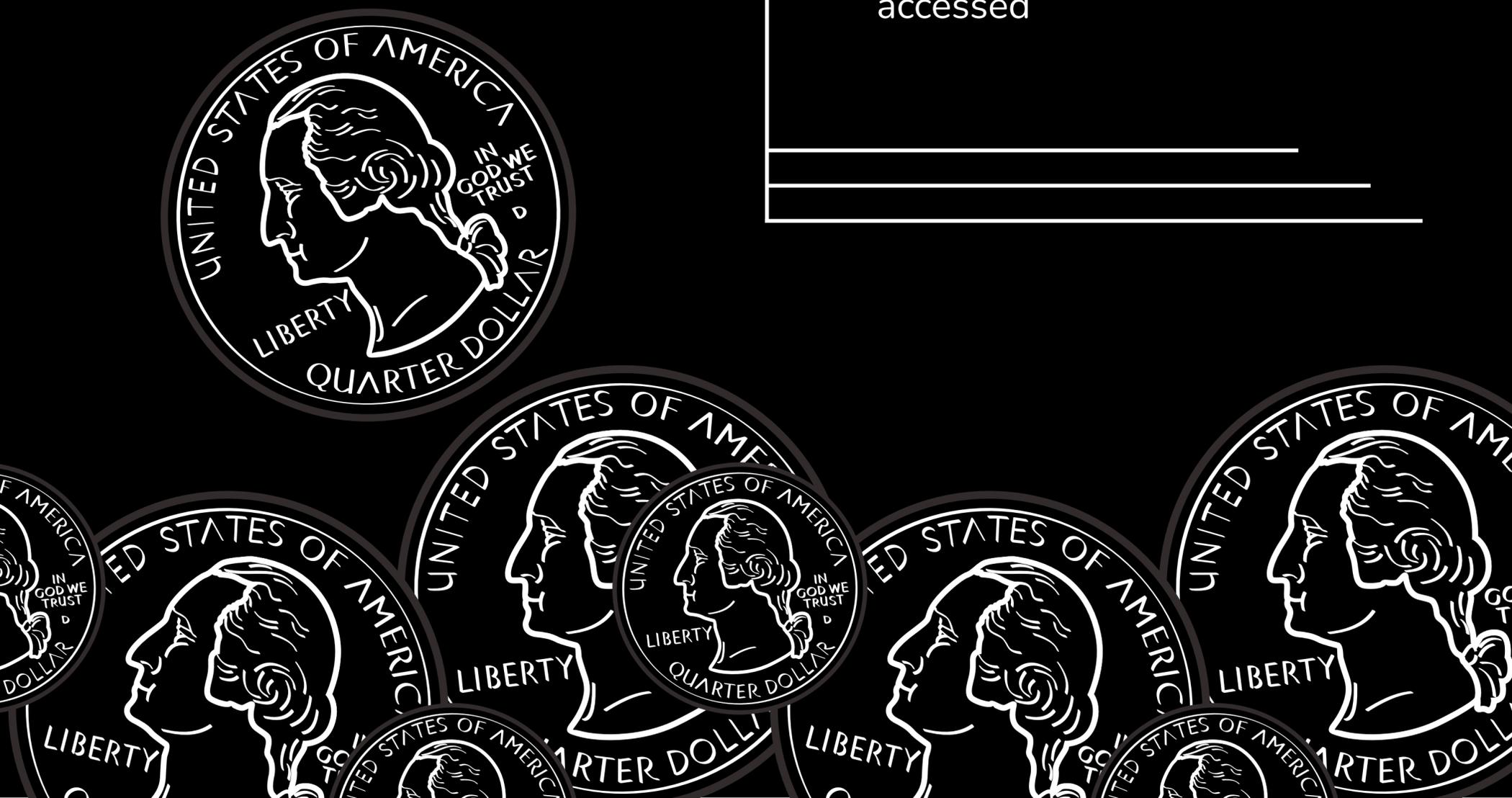
Why Tokenization Improves Real Estate Investing

Traditional real estate requires large capital, long transaction times, and complex legal coordination. Tokenization removes these barriers by standardizing ownership participation into a digital format.

Through RLS, investors can enter the real estate market with significantly lower capital while still benefiting from professionally selected assets. Ownership participation becomes easier to manage, easier to transfer, and easier to track, without changing the underlying fundamentals of property investing.

This structure transforms real estate from a slow, illiquid asset into a flexible and scalable investment model.

How Property Value Is Reflected in Tokens

Each property acquired by RLS is valued and integrated into the overall portfolio. The total portfolio value is then represented by the circulating supply of RLS Tokens.

As new properties are added, the portfolio expands. As rental income is generated, economic value flows through the system to token holders. Token ownership reflects proportional participation in the portfolio rather than dependence on a single property.

This portfolio-based approach reduces concentration risk and creates a smoother income profile for investors.

Income Participation Through Token Ownership

Rental income generated by the properties flows into the RLS ecosystem and is distributed proportionally based on token holdings. The more tokens held, the larger the share of income participation.

In the early stages, income distributions are made in RLS Tokens, which can be traded through supported mechanisms. Over time, RLS plans to enable direct income receipt in fiat currencies through integrated platform solutions.

This evolution allows flexibility while maintaining consistency in how value is distributed across the ecosystem.

Ownership Records and Long-Term Alignment

Token ownership records are maintained digitally and transparently. Each token is tied to a defined economic logic, ensuring that participation rights are clear and consistent over time.

This structure aligns long-term incentives between the platform and investors. As the portfolio grows and matures, token holders participate in both income generation and portfolio expansion without needing to manage individual assets.

MRS
Marketplace

Liquidity for investors.
Stability from assets.

Purpose of the RLS Marketplace

The RLS Marketplace is designed to give investors flexibility, visibility, and control over their investment participation. It functions as the economic layer where RLS Tokens can be accessed, held, transferred, and eventually exchanged.

Traditional real estate locks capital for long periods of time. The RLS Marketplace solves this by creating an environment where ownership participation is liquid, transparent, and structured, while the underlying assets remain long-term and income-producing.

This balance is what allows RLS to combine stability with flexibility.

Primary Market: Entering the RLS Ecosystem

The primary market is where RLS Tokens are initially acquired during the STO phases. Each phase has a clearly defined token price and allocation.

Investors enter at a known valuation, with full clarity on how their capital is deployed into real estate acquisition, portfolio growth, and operational reserves.

This structured entry ensures that early and later participants are aligned within a single economic system, rather than fragmented investment rounds.

Secondary Market: Flexibility Without Pressure

After tokens are distributed, the RLS Marketplace enables secondary participation. This means token holders may transfer their tokens to other participants through supported trading environments.

Importantly, this does not force selling. It simply introduces optional flexibility. Investors who wish to hold long-term continue receiving income participation, while those who want liquidity have structured pathways to access it.

This optional liquidity makes RLS fundamentally different from traditional property ownership, where exiting is slow, costly, and uncertain.

Price Discovery and Market Dynamics

Token price movement in the marketplace is driven by multiple factors working together:

- Growth of the underlying property portfolio
- Rental income performance
- Demand for fractional real estate exposure
- Expansion into new regions
- Overall market participation

The token price can move independently of individual property prices in the short term, while remaining anchored to real asset value in the long term. This creates a dynamic where real estate fundamentals provide stability, while market participation provides growth momentum.

How Marketplace Activity Supports the RLS Ecosystem

Marketplace activity benefits the entire RLS structure. Increased participation improves liquidity, strengthens price discovery, and reinforces investor confidence.

At the same time, RLS itself benefits from a healthy marketplace through ecosystem growth, improved capital efficiency, and stronger long-term alignment between asset performance and investor participation.

This creates a self-reinforcing loop:
Strong assets → strong demand → active marketplace → stronger ecosystem.

Designed for Long-Term Participation

The RLS Marketplace is not built for short-term speculation. It is designed for investors who value income, asset-backed growth, and structured exposure to real estate.

Flexibility exists, but the system rewards patience, participation, and long-term alignment with the portfolio's growth.

FUTURE DEVELOPMENTS & GEOGRAPHICAL EXPANSION

Expanding horizons.

Expanding possibilities.

Why Expansion Is Part of the RLS Design

RLS is built as a scalable real estate platform, not a single-market project. From the beginning, the structure is designed to support expansion into multiple global property markets while maintaining one unified token ecosystem.

Geographical expansion allows RLS to diversify income sources, balance market cycles, and access high-demand cities where real estate remains a core store of value.

This long-term vision strengthens portfolio resilience and increases opportunities for sustainable growth.

Initial Focus and Portfolio Maturity

The early phase focuses on establishing a strong, income-generating portfolio in a mature real estate market. This phase prioritizes operational excellence, stable rental income, and efficient asset management.

Once the platform reaches scale and operational consistency, expansion becomes a strategic extension rather than a risk-driven decision.

Each new market is introduced only after the core portfolio demonstrates stable performance.

Target Expansion Markets

RLS plans expansion into select global cities that share three characteristics:

- Strong international property demand
- High rental liquidity
- Long-term economic relevance

Planned regions include major financial and lifestyle hubs such as:

- Asia: Shanghai, Hong Kong, Tokyo, Singapore, South Korea
- Europe: France, United Kingdom, Monaco, Switzerland
- Americas: United States
- Middle East: Qatar
- Oceania: Australia

These locations are chosen to complement, not replace, the original portfolio. Each adds a different demand profile and income rhythm to the ecosystem.

How Expansion Benefits Token Holders

When RLS expands into new regions, the property portfolio grows in both size and diversity. This leads to:

- Broader income streams
- Reduced dependence on a single market
- Increased attractiveness of RLS Tokens to global investors

Token holders automatically participate in this expansion through their existing holdings. There is no need to reinvest or purchase region-specific assets.

Expansion enhances the value proposition without increasing operational complexity for investors.

Strategic Rollout and Capital Allocation

Expansion is capital-driven and performance-based. Funds are allocated according to portfolio needs, market readiness, and expected income contribution.

This disciplined rollout ensures that growth remains structured and sustainable rather than aggressive or speculative.

RLS grows by design, not by pressure.

UAE Golden Visa

&

STRATEGIC RESIDENCY BENEFITS

Real Estate Investment as a Gateway to Global Mobility

RLS integrates real estate participation with long-term lifestyle and mobility advantages. One of the most attractive strategic benefits connected to the platform is the pathway to UAE long-term residency, commonly known as the Golden Visa.

Real estate has historically been one of the most reliable ways to establish long-term presence in global financial hubs. RLS modernizes this access by allowing investors to participate through a structured, fractional model rather than direct property acquisition.

How RLS Aligns With Residency Opportunities

RLS's property-focused model allows qualifying investment participation to align with residency frameworks connected to real estate ownership and long-term economic contribution. Instead of managing property purchases individually, investors participate through RLS's professionally structured portfolio.

This simplifies participation while maintaining alignment with real estate-backed residency pathways.

RLS acts as an access layer, reducing complexity while preserving the underlying real estate logic.

Why This Matters for International Investors

For international investors, residency access provides benefits beyond property income:

- Easier global travel and mobility
- Long-term presence in a major financial and lifestyle hub
- Access to favorable personal and business environments
- Simplified management of regional investments

This turns RLS into more than an investment product. It becomes a strategic life and financial planning tool.

Tax Efficiency and Income Structure

Income generated through real estate within RLS benefits from an efficient operating environment. This allows rental income to flow through the platform in a clean and optimized structure.

For investors, this means income participation is straightforward, transparent, and aligned with long-term wealth preservation rather than short-term optimization.

RLS as a Bridge Between Investment and Lifestyle

RLS is not positioned as a residency provider but as a structured investment platform that naturally aligns with long-term settlement and lifestyle planning.

This combination of income generation, asset ownership, and global mobility strengthens the overall value proposition for investors seeking both financial and personal flexibility.

SECURITY TOKEN OFFERING DETAILS & INVESTMENT OPPORTUNITY

A New Way to Access Institutional-Grade Real Estate

RLS offers access to professionally selected, income-generating real estate through a structured and scalable model. The investment opportunity is designed to combine the stability of physical property with the flexibility of digital ownership.

Instead of acquiring individual units, investors participate in a diversified portfolio managed with long-term performance in mind. This creates a smoother investment experience and lowers traditional barriers to entry.

Security Token Offering (STO) Structure

RLS raises capital through a structured Security Token Offering with clearly defined stages. Each stage reflects the platform's growth, asset acquisition progress, and increasing portfolio value.
The STO progresses through:

- Private Sale
- Pre-Sale
- Soft Cap Phase
- Hard Cap Phase

As capital is raised, properties are acquired, income streams expand, and the platform matures. Early participants benefit from earlier entry pricing, while later stages reflect increased portfolio scale and operational strength.

Capital Deployment and Value Creation

Capital raised through the STO is allocated toward:

- Property acquisition
- Asset enhancement and positioning
- Operational infrastructure
- Platform development and expansion

Funds are deployed progressively, ensuring capital is converted into productive, income-generating assets rather than remaining idle. This disciplined deployment model supports steady value creation.

How Investors Benefit Over Time

Investors benefit through two complementary channels:

1. Income participation from rental operations
2. Value appreciation driven by portfolio growth and platform expansion

This dual-channel model aligns RLS with traditional real estate logic while adding the flexibility of tokenized ownership.

Designed for Long-Term Participation

RLS is structured for investors who value predictable growth over short-term volatility. The platform rewards patience, participation, and alignment with real assets.

The investment opportunity is not about rapid exits but about building sustainable exposure to global real estate markets.

Total Capital Objective

RLS is designed to raise a minimum of $300,000,000 USD through a structured, multi-stage Security Token Offering. This capital target is directly linked to the acquisition and operation of a diversified, income-generating real estate portfolio.

The STO is not an abstract fundraising event. It is a capital formation mechanism tied to real assets, real cash flow, and long-term portfolio growth.

Token Supply and Initial Pricing Logic

At inception, RLS issues a fixed total supply of 30,000,000,000 RLS Tokens.

This number is intentionally designed to align precisely with the STO pricing structure and capital target:

- Private Sale: $0.01 per token
- Pre-Sale: $0.03 per token
- Soft Cap Phase: $0.07 per token
- Hard Cap Phase: $0.12 per token

As the STO progresses through stages, token pricing reflects increasing platform maturity, asset acquisition, and income stability.

By the time the Hard Cap is reached, the aggregate capital raised reaches or exceeds $300M, with the token price reflecting a fully built and operational portfolio.

Why This STO Structure Works

The staged pricing model rewards early participation while preserving fairness and transparency for later investors.

Each phase corresponds to:

- Increased asset ownership
- Higher portfolio income
- Reduced operational uncertainty
- Stronger platform fundamentals

This ensures that token price progression is supported by real economic development rather than speculation.

How Capital Converts Into Real Assets

Capital raised is progressively converted into property acquisitions across defined price ranges:

- Entry & Mid-Market Residential Units
- Premium Urban Apartments
- Select Mixed-Use Assets

Average acquisition prices are structured to reflect realistic market conditions, typically ranging from $300,000 to $1,200,000 per unit, allowing broad diversification rather than concentration in a few high-ticket assets.

This creates a wide base of rental income sources and improves income consistency.

Investor Alignment and Transparency

RLS's STO structure aligns investors and the platform around the same goal: converting capital into stable, income-generating assets and scaling the portfolio over time.

Tokens represent economic participation, not speculative promises. As the portfolio grows, the value logic becomes increasingly tangible and measurable.

FUTURE BENEFITS FOR INVESTORS

Progressive Income Participation

As the RLS portfolio expands, rental income grows alongside it. Investors participate in this income in proportion to their token holdings.

In the initial phase, income distributions are made in RLS Tokens, allowing reinvestment, accumulation, or secondary market participation. Over time, RLS plans to enable income receipt in fiat currencies through integrated platform solutions, providing additional flexibility.

This phased approach balances growth efficiency with long-term usability.

Living in the Peace of the Past

Portfolio Growth and Value Expansion

Investor benefit is not limited to periodic income. As RLS acquires additional properties and enters new markets, the overall portfolio value increases.

This expansion strengthens:

- Income stability
- Market recognition
- Token demand

As a result, RLS Tokens reflect a broader and more valuable asset base over time.

Early Participation Advantage

Investors who enter during earlier STO phases participate at lower valuation levels. As the platform matures and reaches later phases, new participants enter at higher prices that reflect established assets and operations.

This structure rewards long-term alignment rather than short-term activity.

Optional Liquidity Without Forced Exit

RLS provides optional liquidity through structured trading environments. Investors are not forced to sell to realize value, nor are they locked into indefinite holding periods.

This flexibility allows investors to adapt their participation without disrupting the underlying portfolio.

REALIS STO

Strategic Positioning for Long-Term Wealth

RLS is positioned as a long-term wealth participation platform rather than a short-term investment product.

The combination of real assets, professional management, and scalable tokenization creates a stable foundation for sustained participation over time.

FRACTIONAL OWNERSHIP

Fractional ownership in RLS allows investors to participate in real estate without purchasing entire properties.

Instead of owning a single unit, investors own a fraction of a diversified portfolio through RLS Tokens.

Each token represents a proportional economic share of the underlying real estate assets and their income streams.

This approach mirrors traditional property ownership logic while removing the barriers of high capital requirements and operational complexity.

HOW PROPERTIES ARE SPLIT AMONG INVESTORS

Properties acquired by RLS are not divided physically. They remain intact, professionally managed assets.
Economic participation is divided digitally through RLS Tokens.

Ownership proportions are calculated based on the number of tokens held relative to the total circulating supply.

This ensures:
- Clear proportional participation
- Simple ownership tracking
- No operational fragmentation of assets

Investors participate economically without interfering with property operations.

HOW INVESTORS MAKE MONEY

Investors benefit in two primary ways:

Rental Income Participation
Rental income generated by the portfolio is pooled and distributed proportionally. This creates predictable income flow tied to real property performance rather than market speculation.

Long-Term Value Growth
As properties appreciate, rental rates improve, and new assets are added, the overall portfolio value increases. Token value reflects this expanding economic base.

HANDLING VACANCIES AND DOWNTIME

When a property unit is temporarily unrented, RLS applies active asset management rather than passive waiting.
During these periods:

- Operating costs are optimized

- Units may be repositioned, refreshed, or upgraded

- Rental strategy is adjusted to target stronger demand segments

This process improves future rental potential and long-term asset value. Capital is preserved and deployed strategically rather than lost. Investors benefit from improved income resilience over time rather than short-term income volatility.

CAPITAL STABILITY
&
STRUCTURAL
RESILIENCE

Designed to Protect Value at Every Stage

RLS is built with capital preservation as a core principle. Every layer of the structure is designed to keep value working productively, even during slower market moments.

Instead of relying on constant inflows or rapid turnover, RLS focuses on owning, operating, and improving real assets. This creates a natural buffer against short-term market noise and keeps the system grounded in tangible value.

Reserves and Financial Cushioning

A portion of raised capital is allocated to operational and strategic reserves. These reserves serve several important purposes:

- Covering temporary income fluctuations
- Supporting asset upgrades and repositioning
- Ensuring smooth platform operations

This reserve mechanism allows RLS to remain stable and proactive rather than reactive. Assets are supported, not pressured, during transitional periods.

Separation Between Investor Capital and Operations

RLS maintains a clear structural separation between:

- Capital deployed into real estate assets

- Capital allocated for platform operations and growth

Active Stewardship Over Passive Holding

RLS does not treat properties as static holdings. Every asset is actively managed with a long-term performance mindset.

When market conditions shift, RLS adapts:

- Rental strategies are refined
- Property positioning is adjusted
- Value-enhancing improvements are introduced

This active stewardship ensures assets remain competitive and attractive, supporting sustained income potential.

Long-Term Confidence Through Structure

Stability in RLS does not come from promises. It comes from structure, planning, and disciplined execution.

By combining reserves, diversification, and professional management, RLS creates an environment where capital can grow steadily and predictably over time.
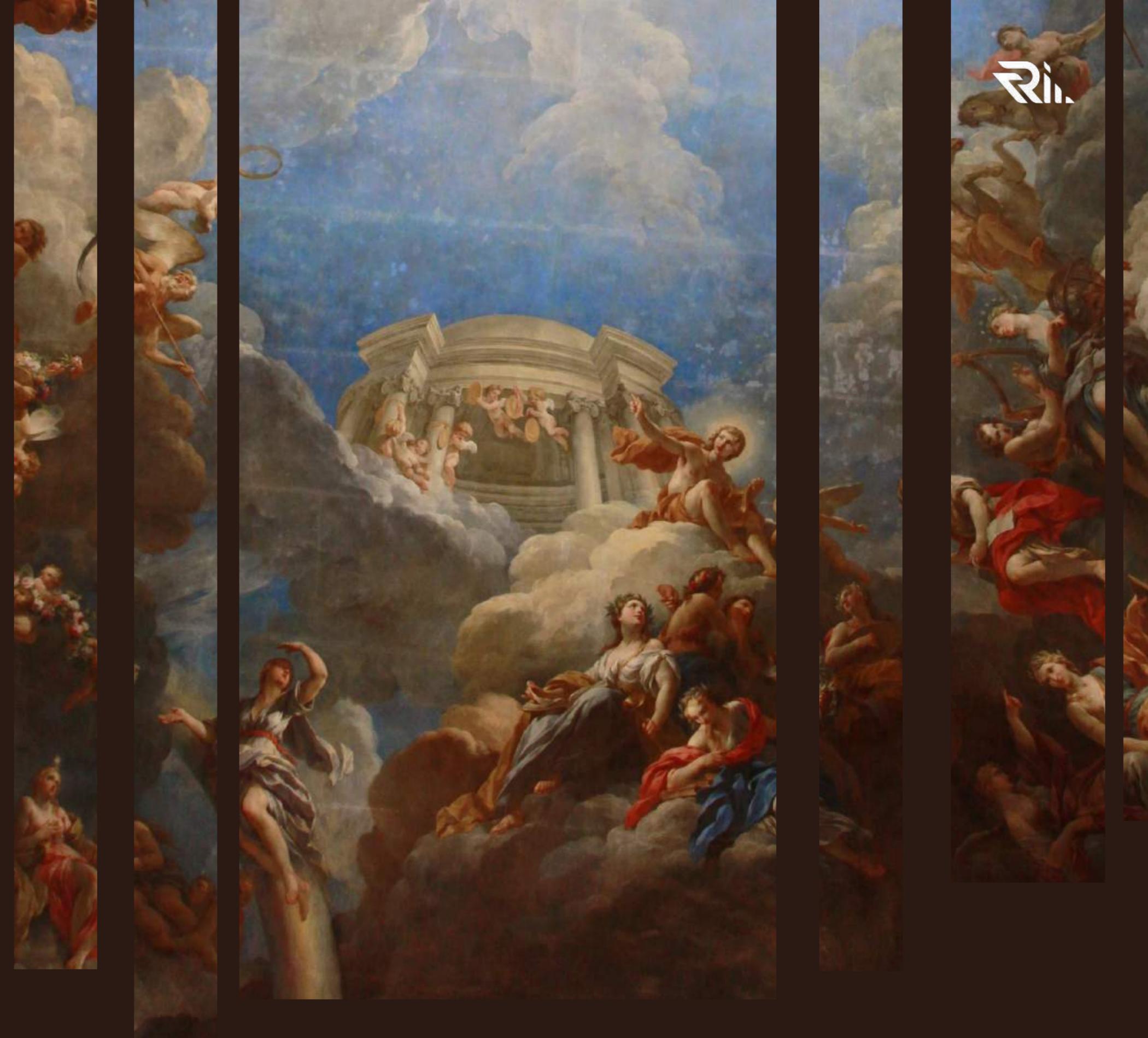
Token Utility & Economic Flow

The Role of the RLS Token

The RLS Token is the economic connector of the entire ecosystem. It represents proportional participation in the real estate portfolio and acts as the medium through which value moves between assets, investors, and the platform.

The token is not designed for speculation. Its primary role is to reflect ownership participation, income flow, and long-term value growth created by the underlying properties.

How Value Flows Through the System

Value enters the RLS ecosystem in two main ways:

- Capital invested during the STO
- Rental income generated by properties

Capital is converted into real estate assets. Rental income flows back into the ecosystem and is distributed proportionally to token holders.

This creates a circular economic model where value is continuously reinvested and redistributed.

Token Price and Real Asset Alignment

RLS Token price is influenced by:

- Size and quality of the property portfolio
- Stability and growth of rental income
- Platform expansion and market demand

As the portfolio grows and income becomes more consistent, the token naturally reflects stronger fundamentals.

Token price movement is grounded in real asset performance rather than artificial supply mechanics.

Income Distribution Mechanics

In early stages, income is distributed in RLS Tokens. This supports reinvestment and ecosystem liquidity.

Over time, RLS plans to introduce mechanisms allowing income to be received in fiat currencies through platform-level solutions, giving investors greater flexibility without changing the underlying economic logic.

Sustainability of the Economic Model

The RLS ecosystem is designed to sustain itself through:

- Continuous rental income
- Disciplined asset acquisition
- Controlled token supply

This balance ensures that value creation is steady, transparent, and long-term focused.

GOVERNANCE & OPERATIONAL MANAGEMENT

CENTRALIZED PROFESSIONAL MANAGEMENT

RLS combines the benefits of professional real estate management with investor-aligned governance. While token holders own economic participation, the operational responsibilities—property acquisition, tenant management, maintenance, and strategic upgrades—are handled by a centralized professional team.

This ensures efficiency, quality control, and consistent execution of asset strategies. Investors gain the benefits of ownership without the operational burden of managing multiple properties directly.

INVESTOR ALIGNMENT AND OVERSIGHT

Governance in RLS is designed to align investor interests with operational decisions. While day-to-day management is professionalized, investors have transparent access to:

- Portfolio composition
- Income distribution history
- Planned acquisitions and expansions

This transparency ensures that investors remain informed, confident, and aligned with the platform's long-term goals.

OPERATIONAL STANDARDS AND ASSET STEWARDSHIP

RLS applies consistent operational standards across all properties:

- Tenant sourcing based on quality and reliability
- Routine and preventive maintenance
- Asset enhancements to improve value and rental yield

During temporary vacancies, assets are actively repositioned or upgraded to maximize future rental income potential. This proactive management approach ensures that downtime does not erode long-term value.

FINANCIAL MANAGEMENT AND CAPITAL ALLOCATION

Capital raised through the STO is carefully allocated:

- Property acquisition and portfolio growth
- Operational costs and reserves
- Strategic expansions and technology infrastructure

This disciplined allocation maintains platform stability, reduces risk exposure, and maximizes economic benefit to token holders.

DECISION-MAKING FRAMEWORK

RLS's governance is structured to make decisions with:

- Long-term growth in mind
- Consistent alignment with investor interests
- Data-driven operational priorities

By combining professional expertise with transparent reporting, RLS ensures that both investors and assets are guided toward sustained value creation.

Revenue Model & Rental Income

Control income.

Own assets.

Income Generation from Properties

RLS generates revenue primarily through rental income from the properties within its portfolio. Each property is selected based on its ability to produce stable, recurring cash flow, targeting tenants who contribute to long-term occupancy and reliable income.

Rental strategies are tailored to the type and location of each property. Residential units focus on consistent long-term leases, while mixed-use and premium assets are positioned to maximize occupancy and yield. This creates a predictable revenue stream for the ecosystem.

How Rental Income Benefits Token Holders

RLS generates revenue primarily through rental income from the properties within its portfolio. Each property is selected based on its ability to produce stable, recurring cash flow, targeting tenants who contribute to long-term occupancy and reliable income.

Rental strategies are tailored to the type and location of each property. Residential units focus on consistent long-term leases, while mixed-use and premium assets are positioned to maximize occupancy and yield. This creates a predictable revenue stream for the ecosystem.

Active Asset Optimization During Downtime

When a property experiences temporary vacancy or downtime, RLS ensures the asset remains productive rather than passive. During these periods:

- Operating costs are optimized
- Units may be upgraded, refreshed, or repositioned
- Rental strategy is adjusted to target stronger demand segments

This approach strengthens long-term rental income potential and protects investor value, even when short-term vacancies occur.

Growth-Linked Revenue Streams

Revenue is not only generated from existing assets but also grows as the portfolio expands:

- Adding new properties increases rental income proportionally
- Geographic diversification spreads income risk
- Market-driven rental adjustments optimize returns

This dual-layer model ensures that token holders benefit both from current income and long-term portfolio growth.

Long-Term Sustainability of the Revenue Model

The RLS revenue model is built for predictability and sustainability. By combining careful property selection, professional management, and portfolio diversification, the platform provides a reliable economic foundation for token holders. The model aligns rental income with token value, creating a clear link between real asset performance and investor benefit.

Use of Funds & Capital Allocation

PURPOSEFUL DEPLOYMENT OF INVESTOR CAPITAL

Every dollar raised in the RLS STO is allocated strategically to maximize value creation, operational efficiency, and long-term portfolio growth. Capital is not held idle; it is deployed into income-generating assets and supportive infrastructure to ensure the ecosystem is productive from day one.

This disciplined approach ensures investor funds are working consistently, aligning with the platform's core objective of delivering sustainable returns.

PRIMARY ALLOCATION CATEGORIES

PROPERTY ACQUISITION

A major portion of funds is allocated to acquiring high-quality, income-generating properties across target markets. Properties are selected based on expected rental yield, location, and long-term appreciation potential. This ensures that investor capital is converted into tangible assets immediately.

ASSET OPTIMIZATION AND UPGRADES

A portion of capital is reserved for enhancing existing properties. This includes maintenance, strategic renovations, and improvements that increase rental attractiveness and long-term asset value. Optimized assets produce higher income and maintain competitiveness in the market.

STRATEGIC RESERVES

Reserves are maintained to handle temporary market fluctuations, property downtime, or unexpected operational expenses. These reserves provide stability, allowing RLS to maintain consistent income distributions and long-term asset stewardship.

OPERATIONAL INFRASTRUCTURE

Operational funds support the professional management team, platform development, and technology systems. This includes rental management, accounting, investor reporting, and future platform enhancements. A robust operational backbone ensures that the portfolio remains well-managed and scalable.

EXPANSION AND MARKET

Development Capital is set aside for future portfolio expansion into new geographic regions. These funds are deployed gradually, ensuring disciplined growth that enhances diversification and long-term value without overextending resources.

CONCLUSION

New era.   New rules.   Real estate.

CONCLUSION

A New Era of Real Estate Investment

RLS represents a transformative approach to real estate investing. By combining fractional ownership, professional management, and tokenized participation, the platform opens high-quality property investment to a wider range of investors, globally and efficiently.

Investors no longer need to buy entire properties or manage tenants themselves. Instead, they can participate in a diversified portfolio that is actively managed, income-generating, and designed for long-term growth.

Value Through Structure and Strategy

Every aspect of RLS—from property acquisition and active management to token economics and geographical expansion—is structured to create predictable value. The platform emphasizes alignment between investors and the ecosystem, ensuring that success is shared and tangible.

Rental income, portfolio growth, and optional liquidity through the RLS marketplace make participation straightforward, transparent, and rewarding.

CONCLUSION

Why RLS Stands Out

RLS is more than a real estate platform. It is:

- Inclusive: Lowers the barrier to entry through fractional ownership
- Flexible: Provides liquidity and token-based participation
- Transparent: Offers clear ownership records and income allocation
- Strategic: Combines asset stewardship with long-term expansion
- Global: Plans diversification across multiple high-demand markets
- Lifestyle-Linked: Aligns investment with strategic residency opportunities

This combination positions RLS as a premium, investor-friendly, and future-focused real estate ecosystem.

Your Path to Participation

Through the Security Token Offering, investors have the opportunity to join the RLS ecosystem early, access professionally selected properties, and benefit from a model that balances income, growth, and long-term stability.

RLS is designed for investors who value real assets, transparent structure, and strategic growth. It is a platform where capital is productive, properties are professionally managed, and investor value is at the center of every decision.