



# SPACE-iZ

— REVOLUTIONISING PROPERTY —

**WHITEPAPER** 2020



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## 1.0. EXECUTIVE SUMMARY

Technological innovation has taken a massive leap forward in the last decade with the growth of smartphones leading to an explosion in website/app development. Think of an idea and there will almost certainly be an app dedicated to it. Although this sounds impressive the reality of the situation is that only a handful of apps are ever used on a regular basis and each app operates in its own silo. Users have such a broad choice that keeping them loyal is extremely difficult, as apps offering new services are released on a regular basis. Furthermore, apps that are generally successful are taking existing business and services and making them more convenient to purchase. These apps are essentially a service which simply charges fees for facilitating the trade between counterparties, think Expedia, Booking.com and Deliveroo. Expedia and Booking.com do not own hotels, airlines or cars and Deliveroo does not own takeaways or restaurants but all are very successful in their own right.

Although these apps are very useful, some might say essential, they end up increasing the cost to both the business and the consumer. With all apps essentially operating the same business model, users flit between them choosing those that are most convenient and cost effective.

Here at SPACE-iZ we believe there is a need for a platform that is industry or market agnostic and connects businesses directly with their customers. A platform that does not increase the cost of the product or service the businesses offers but rather decreases costs through streamlining business admin and allowing savings to be passed on to the consumer. A platform to encourage loyalty and make consumers/customers feel like they have a stake in the business. A platform that rewards those consumers and users most heavily invested in its use and more importantly, encourages growth of local business and puts them in touch with the community.

This is exactly what SPACE-iZ is about and has designed an eco-system consisting of a utility token, token holders and an app. Although SPACE-iZ will be launched in the context of the growing co-live/co-work and short-let markets the principals are similar for many sectors and industries. For the purpose of this white paper and the initial launch of our ecosystem, we will concentrate on these sectors, as they are growing rapidly, attracting investment and have very little offerings in terms of a solution that brings together multiple international locations. Another advantage is that these sectors attract those individuals that are technologically savvy and most likely to embrace new technology and seek out new solutions to existing problems.

## 2.0. ABOUT SPACE-iZ

The rise of sharing communities has seen many changes in the way that people interact in both, their work and social lives. Whether it is working or living, a younger, more highly educated generation is interested in experiences and international travel. Collaboration, sharing projects, and exchanging ideas are seen as the 'ingredients' to happiness and eventual success. These ideas have led to the creation of co-working and co-living spaces around which communities are being built and developed. The irony is that as these communities develop and become more successful, the very individuals who contributed to their success start to pay the price due to the economics of supply and demand. Now, with the emergence of the latest coronavirus and the worlds struggle to get a grip on the problem, it has become even more important that individuals are able to explore all the living options that are available to them. Lockdown has meant spending more time in one place than anticipated and many are eagerly awaiting the time, which is fast approaching to move on.

Our unique proposition is to create a platform to attract both property owners and individuals interested in the co-live/co-work and short-let domains. Our platform will attract all the spaces that will compete in this growing real estate sector.

As we grow and expand we aim to ensure those community members who contribute to its success are able to reap the reward. The key to sharing the benefit with the community is to use blockchain technology and create a token that will allow its holders to participate in and benefit from a global network of spaces and services. The token holders will help mould the spaces, shape the community, and ultimately benefit from the increased demand for the token.

Even though SPACE-iZ will use blockchain technology and tokens, we will ensure that the platform is available to all regardless of whether they are contributors/token holders in the project or not. This will ensure that our platform gains maximum exposure to our target audience. Having said that, the most important aspect of our platform will be that those that purchase the token (Token Owners) will be able to rent co-live spaces at discounted rates or lend their tokens to others (Token Borrowers) to generate an income.

### 3.0. VISION, MISSION & STRATEGY

Our vision is to build an eco-system of co-live and co-work spaces, services, and businesses that are accessible to all. Our eco-system will encourage the use and adoption of the SPACE-iZ token thus driving its demand.

Our mission is to ensure the growth of a sustainable community driven business model that connect business directly with their customers.

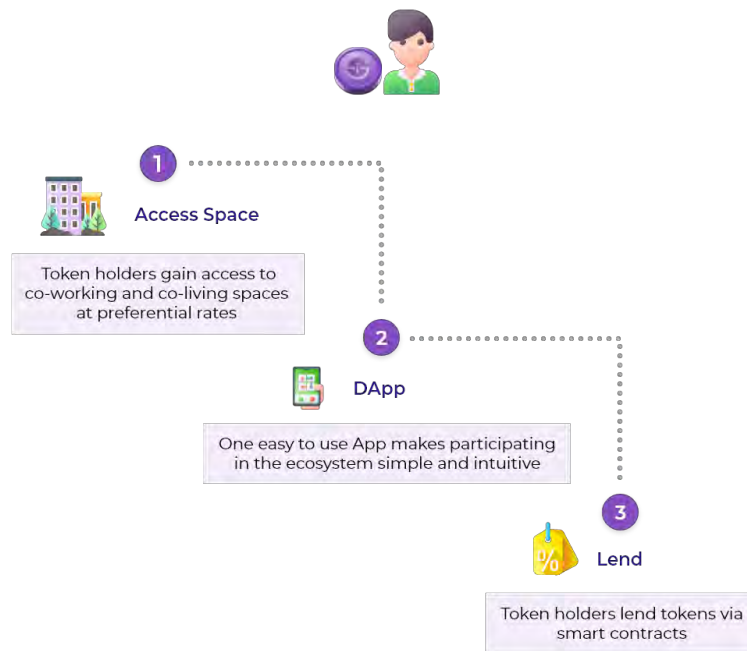
Our strategy is to create an app that can be used by property owners to help list and manage their properties while simultaneously exposing their business to a global customer base that is interested in co-live/work and short let opportunities. The app will be designed to reduce administration and marketing costs as well as saving time and money. Property owners will be allowed to utilise the app to market their properties for free, in exchange for offering SPACE-iZ token holders discounted rates. In this way the cost savings that the property owners are making are passed directly to the token holders in terms of lower prices. As mentioned previously, although anyone can book a room through our app, only token holders will be able to book at the discounted rates.

Those individuals who find the discounted rates attractive but do not own tokens can borrow tokens from token holders for a small fee. This token lending mechanism (explained in detail later in the document) allows token holders to generate an income should they wish too. The whole token rental process will be made available inside the app and all administration will be done via smart contracts ensuring a smooth hassle free lending process requiring no human administration.

As more and more property owners join our ecosystem and offer discounts, SPACE-iZ will attract more renters who will borrow tokens and drive up demand for the token. As this cycle continues and the ecosystem expands we will develop the functionality of the app to allow local business owners in the vicinity of our locations to offer their services directly to the SPACE-iZ community. This will help us build a community of local businesses utilising the app to advertise their services and will include restaurants, pubs, bars, hairdressers, beauty salons, garages and many more.

Local businesses will not be charged, instead they will be required to create special offers and discounts for our token holders. These exclusive offers on our app will encourage people living locally to the business to join our ecosystem and fuel demand for the token.

## 4.0. TOKEN INTRODUCTION



The popularity of shared spaces has seen tremendous growth, with the European co-live and co-work sector alone expected to triple in size during the next two years. This growth is disrupting existing rental models and creating a new product for a more mobile generation. Another novel and disruptive technology is blockchain which has been shaking the world of finance for the last few years. Combining these disruptive elements will allow us to build a unique eco-system taking advantage of the burgeoning technology of blockchain and the collaborative nature of co-live and co-work spaces.

With this in mind, SPACE-iZ has designed a business model for co-live/co-work and short let spaces wherein the landlords are incentivised to give discounts which are shared directly with token holders and the community. The introduction of a token not only serves a practical function i.e. access to discounted spaces but also allows token holders to benefit from the success of the entire ecosystem.

The use of the tokens also enhances the business model in a number of ways. Primary benefits for token holders include: -

- 1) The privilege of access to shared spaces at preferential or discounted rates.
- 2) Ability to lend tokens and earn.

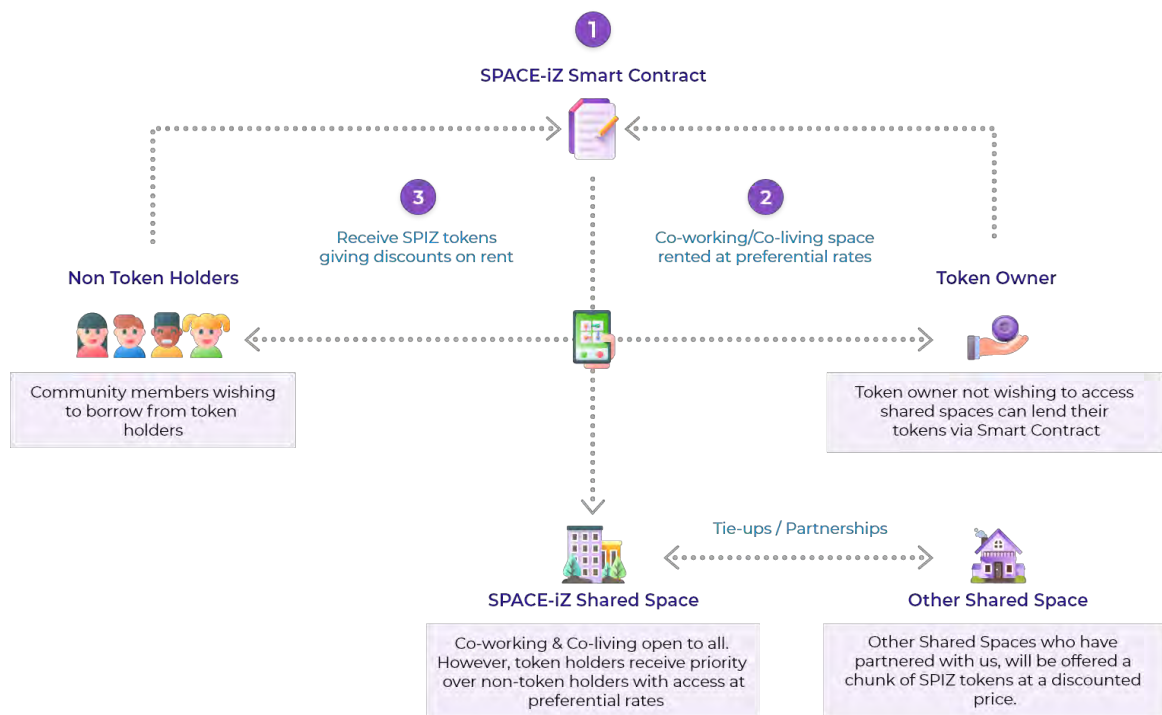
Although SPACE-iZ co-living & co-working locations will be available to all customers regardless of whether they hold any tokens, the eco-system is structured in such a way that owning or renting tokens will generate the biggest savings. These benefits will create demand for tokens in secondary markets thus supporting their price.

The benefits and privileges associated with the token will also help grow the business and encourage loyalty to SPACE-iZ locations. The very nature of the market segment targeted by the co-living and co-working industry, a highly educated and mobile section of the population, will inevitably mean a high turnover of clients. However, with the SPACE-iZ ecosystem we will encourage business away from any competitors while ensuring loyalty from our own customer base.

## 5.0. SPACE-iZ CONCEPT

The SPACE-iZ concept originated with the desire to bring together small to medium businesses, their customers and the communities they serve.

The concept eventually developed into an idea of a free to use platform to help manage and sell business products with cost savings being passed on to customers in the forms of discounts on the platform. Finally, the notion of an entire ecosystem was developed to fulfil our original vision by creating tokens on the Ethereum blockchain.



## 6.0. SPACE-iZ ECOSYSTEM

Our ecosystem consisting of 3 core components, the token, the token holders and the app; is complemented by discounted co-live and co-work spaces on our platform.

- **SPACE-iZ Token**

The SPACE-iZ Token utilises blockchain to transfer value and benefits, between token holders.

- **Token Holders**

Token holders receive discounts on spaces listed on the SPACE-iZ App and have the ability to earn by lending their tokens to non-token holders.

- **Decentralized App**

The SPACE-iZ app manages administration of bookings and facilitates the trade of SPIZ tokens.

The development of the app will be done by raising funding via a Utility token on the Ethereum blockchain. The discounts on the platform will be available exclusively to those who hold tokens. Token holders have the option of either using their tokens for discounted products or lending their tokens to non-token holders for a small fee.

## 6.1. The Token Sale

SPACE-iZ will attempt to raise 13.8 million US dollars in its first stage distributing 150 million tokens during the token sale.

TOTAL SUPPLY 300 MN TOKENS		
Advisors, Partners, Team, Company Reserve	50%	150,000,000
IEO Sale	50%	150,000,000

IEO SALE - BONUS SPIZ TOKENS				
Round	Token Sale per Round	Bonus	Bonus Tokens	Total Token + Bonus
1	48,000,000	12%	5,700,000	53,700,000
2	46,000,000	10%	4,600,000	50,600,000
3	44,000,000	3.9%	1,700,000	45,700,000
Total tokens to be distributed				150,000,000

The funds raised will be used to build a platform that allows landlords to manage co-living accommodation, co-working locations and short let rentals. It will be possible to manage any type of accommodation on the app but we will be tailoring and marketing it for our target market. Alongside the development of the app, we will also custom design and build a SPACE-iZ co-living site with specifically tailored amenities and services, provided we reach our hard cap. On completion, this site will be available to rent at discounted rates for our token holders. In this way we plan to create a solid foundation for our ecosystem.

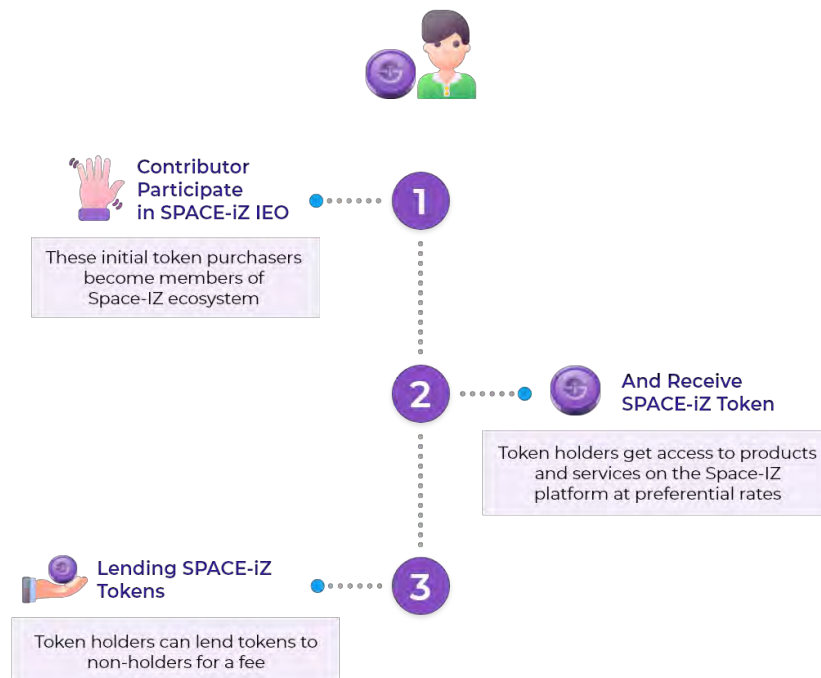
## 7.0. TOKENIZATION

### 7.1. Purpose

Apart from the need to reward our contributors the purpose of tokenisation in our eco-system is to ensure that those using our platform, whether they be landlord, tenant or independent business, feel that they are not just a customer but hold a stake in the success of SPACE-iZ. As the eco-system grows the token encourages continued loyalty and even after individuals move past our service offering they will continue to remain engaged in the community. This engagement will ensure that any new services or offering added to our ecosystem reaches the widest possible audience.

### 7.2. Token Functionality

- **Access**  
Token holders and token borrowers gain access to discounted rates at co-live/co-work and short-let locations around the world.
- **Price Appreciation**  
The ecosystem encourages the buying and holding of the token.
- **Token Lending**  
Token owners can continue to be a part of the ecosystem and earn income from lending even if they do not rent a room.
- **Exchange traded token**  
The token is expected to be liquid and available to buy on exchanges, ensuring transparent pricing.



Token stability and community building are the core fundamental of the SPACE-iZ business model. SPACE-iZ token holders can either use their token to book shared spaces or lend tokens on a temporary basis.

## 8.0. LENDING AND BORROWING MECHANISM

All tokens that are made available to lend will be sent to a smart contract which will keep a 'live tally' of tokens. All income generated from the lending of the token will be split, by the smart contract, among all the lenders based on length of time the token was lent and the amount received from borrowers during that time. The price to borrow tokens will start at 45% of the total savings and will increase incrementally as the number of tokens available to rent falls. This will encourage those who own tokens to make them available to rent.

The scenarios below illustrate the savings to be made on the platform on a typical co-living space usually rented at a monthly price of \$1,250 but offered at a 15% discount on SPACE-iZ for token holders who hold 22,500 tokens. The first scenario shows the savings a renter will make if they owned all the tokens and the second scenario shows the savings if the renter owned no tokens and borrowed them via the smart contract.

Cost of token	\$0.10
Number of tokens	300,000,000
Value of tokens	\$30,000,000
Cost of borrowing token	\$0.045
Monthly room rental	\$1,250

Scenarios with Discount @ 15%

Scenario 1, where Tenant owns 100% tokens

	Tenant
Owns	22,500
Borrows	0
Annual discount	\$2,250
Receive Yearly	\$2,250
Receive Monthly	\$187.5
Returns Distribution	100%

Scenario 2, where Tenant borrows tokens

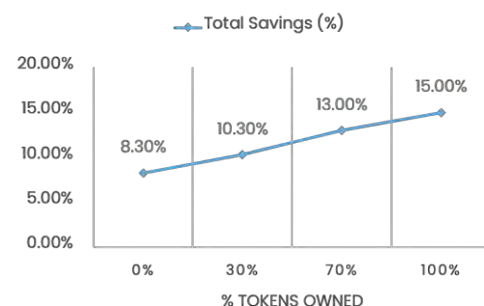
	Lender	Borrower
Owns	22,500	0
Borrows	0	22,500
Annual discount	0	\$2,250
Receive Yearly	\$1,012.50	\$1,237.50
Receive Monthly	\$84.375	\$103.125
Income/Savings Distribution	45%	55%

The above scenario shows only two cases where the tenant owns all the tokens or borrows all of the tokens. But, in reality we expect that the typical use case will be one where the tenant owns some tokens and borrows the remainder.

### 8.1. Discounts on shared space

The discounts available on our platform can be received by those who have bought SPIZ tokens or those that are borrowing SPIZ tokens. If token holders no longer require a room on our platform they are able to sell the tokens on the exchange or lend the tokens via a simple one click process on the app. If a token holders does not hold the required number of token to receive a discount they can borrow the extra tokens that they need, again, via the app. The table and graph below show the savings achieved under the same scenario as previously but for different numbers of tokens held and borrowed.

% tokens lent	0%	30%	70%	100%
% tokens borrowed	100%	70%	30%	0%
Tokens required	22,500	15,750	6,750	0
Monthly room rental	\$1,250	\$1,250	\$1,250	\$1,250
Discounted room rental pm	\$1,062.5	\$1,062.5	\$1,062.5	\$1,062.5
Token borrowing cost pm	\$84.38	\$59.06	\$25.31	0
Total Savings	\$103.13	\$128.44	\$162.19	\$187.50
Percentage Savings	8.3%	10.3%	13%	15%



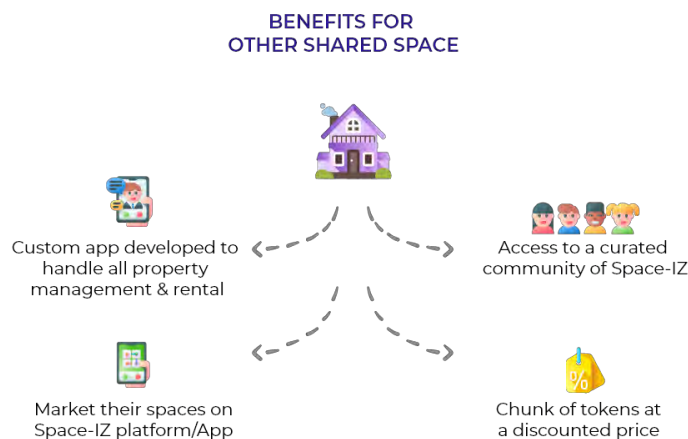
Essentially, for a landlord offering a 15% discount on their property, renters will receive the entire 15% discount if they own all the tokens required. If renters only hold 70% of the tokens they will need to borrow the remaining tokens for a fee and the original 15% discount is reduced to a 13% saving due to the cost of borrowing tokens. As illustrated, the savings decrease down to 8.3% if all the tokens need to be borrowed. This ensures that those who did not manage to purchase tokens can still be a part of the SPACE-iZ ecosystem and save money and those token holders that do not need their token can still generate a return by becoming lenders.

## 8.2. Community Involvement

Shared spaces face a lack of community interaction with local shops and businesses. At SPACE-iZ, we understand that integration of the community with local businesses is integral to our long term success. As our business expands and community members grow, we will invite local businesses to become part of our community and sell their goods and services on our platform or offer discounts/promotions to our token holders. This will bridge the gap between local areas and the SPACE-iZ community.

## 8.3. Other Shared Spaces/Locations

Shared spaces already in this market with their own community can partner with SPACE-iZ. We will actively look for lucrative tie-ups to leverage on increasing our community. As part of our ecosystem, partnered spaces will be allotted a chunk of SPIZ tokens at a discounted price, to use in their locations and circulate among community members.



## 8.4. Decentralized App

### Overview

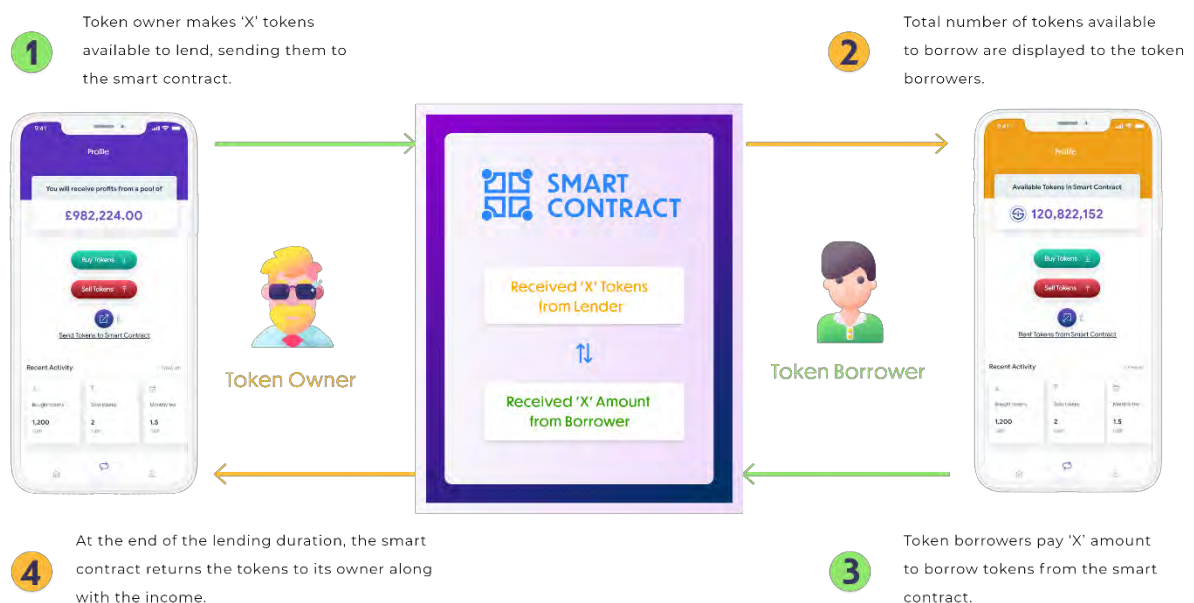
Our cloud based platform will be a property and token management solution that works across multiple platforms and brings landlords, tenants and local businesses together in one easy to use app. With the SPACE-iZ app landlords will be able to communicate with their tenants, schedule repairs, onboard tenants, access documents, manage deposits and organise community activities to name but a few. Dashboards will be available to see a detailed overview of all properties and tenancies in one quick glance. The aim of the platform will be to streamline the rental process for both landlords and tenants. This will ensure that rather than spending time and money on administration, landlords will be able to concentrate on providing their tenants with a better service.

Use of the app will be free to all landlords provided they offer a discount to SPACE-iZ token holders. This will encourage landlords to sign up and utilise the app to manage their properties knowing that any discounts they provide will be passed on to their prospective tenants. As the number of properties on our platform grows local businesses will be encouraged to join our platform and offer their own discounted services and products to token holders and further expand our ecosystem.

### Token lending on the app

Administered by smart contracts, one click token lending on the DApp works as follows,

- Token owner makes 'X' tokens available to lend, sending them to the smart contract.
- Total number of tokens available to borrow are displayed to the token borrowers.
- Token borrowers pay 'X' amount to borrow tokens from the smart contract.
- At the end of the lending duration, the smart contract returns the tokens to its owner along with the income.



$$* \left( \frac{\text{Total amount received from Tokens used by Borrowers}}{\text{Total tokens received from Lenders}} \right) = \text{Income from lending tokens}$$

## ▪ Property management

Although co-living/working and short-let is a growing market attracting the attention of many landlords it still comes with its own set of challenges. The constant turnover of tenants adds significant administrative burdens to those managing the property and requires a greater investment of time. Larger operators may have personnel dedicated to this function but smaller and midsize operators can find the added workload difficult to manage.

This is where the SPACE-iZ app will come into its own for property managers and landlords. The app will be designed to be a complete solution for managing and renting property. Beginning with finding tenants, SPACE-iZ app will streamline and simplify the entire rental process saving property managers and landlords significant costs. The use of the app incentivises landlords to pass cost saving directly to token holders. Planned features of the app include:



**Dashboarding** – A live snapshot of a landlords property portfolio and all the statistics related to it.



**Onboarding tenants** – Prospective tenants will be able to arrange viewings and complete all paperwork directly from the app.



**Maintenance** – Receive notification of problems and schedule cleaning & maintenance with pre-approved contractors.



**Financials** – Receive payments from tenants, pay contractors and keep track of all expenses.



**Manage Deposits** – Receive and return deposits with the click of a button



**Itinerary** – Online inventory for each property.



**Audit** – All documents and communication will be saved in the app ensuring speedy resolutions of tenant queries.



**Compliance** – A schedule of activities to be completed to meet regulatory requirements.



**Updates** – Information and Latest news on changes in the industry.

Normally such services would require a monthly subscription, but the SPACE-iZ app will be available free to landlords provided they list their properties on SPACE-iZ at discounted rates for our token holders.

## 9.0. TOKEN ECONOMY


### 9.1. SPACE-iZ Summary

The holders of our tokens will primarily receive three key benefits:

- Access to accommodation at discounted rates.
- Ability to lend tokens and earn income from non-token holders.
- Tokens Securely administered by utilising blockchain

The number of tokens required to receive the first tier of discount will start at 5,000 tokens with the highest tier of discounts being available to those holding 22,500 tokens (this is subject to change). Any individual who does not hold enough tokens to achieve the discount they desire, can borrow the remaining number of tokens they require from the smart contract.

The ability to lend and borrow tokens will be integrated directly into the app and will be designed as a single click process with all administration carried out via smart contracts. The costs of borrowing the token will be automatically calculated to ensure savings/income are distributed to both the lender and the borrower.

Ticker Symbol	Definition
 <b>SPIZ</b>	SPACE-iZ is a utility-based token used within the SPACE-iZ ecosystem.
Uses	Limits
SPACE-iZ can be used to access shared accommodation at discounted rates & to earn income by lending tokens.	SPACE-iZ offers discounts on their shared spaces only to the holders of the tokens.

### 9.2. Participation

- Individuals can participate in the SPACE-iZ ecosystem by becoming initial token owners through contributions in the IEO.
- SPACE-iZ can be acquired by users through the purchase of tokens on various digital token exchanges (available exchanges to be announced on a later date).
- Non-token holders can borrow the tokens from the token owners on a temporary basis to access SPACE-iZ discounts.

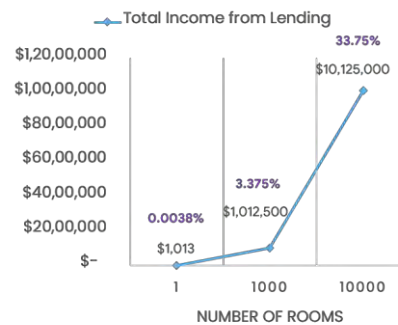
### 9.3. Token Price Projection

As the number of rooms in the SPACE-iZ ecosystem increases the income generated for those lending their tokens should also increase. The table below gives an idea of the percentage return expected as the number of rooms grow and the number of tokens needing to be borrowed increases. Although we have taken a conservative approach and assumed that all holders of the token will lend their tokens to the smart contract and share the income generated, this is unlikely to be the case. In reality we expect the number of lenders to be less and hence the return per token to be higher than illustrated.

From the table it can be seen that returns generated with only a single room on the platform are negligible but once the number of rooms reaches one thousand the returns to token lenders become quite meaningful at 3.375% and at ten thousand becomes very significant at 33.75%. Returns of this magnitude will inevitably drive up token prices.

Cost of token	=	\$0.10
Monthly cost of room	=	\$1,250
Savings on token holding	=	15%

A)	Number of rooms		1	1000	10000
B)	Average cost of room (monthly)		\$1,250	\$1,250	\$1,250
C)	Room Revenue before discount	$(A*B)*12$	\$15,000	\$15,000,000	\$150,000,000
D)	Room Revenue after discount	$C*(100-15)\%$	\$12,750	\$12,750,000	\$127,500,000
E)	Saving on Holding Token Yearly (%)		15%	15%	15%
F)	Saving on Holding Token Yearly (\$)	$(B*E)*12$	\$2,250	\$2,250	\$2,250
G)	Tokens required per room	$F/0.10$	22,250	22,250	22,250
H)	Total number of tokens for all rooms	$A*G$	22,250	22,250,000	222,500,000
I)	Total number of tokens		300,000,000	300,000,000	300,000,000
J)	Borrowing value per token	$(F*0.45)/G$	0.045	0.045	0.045
K)	Total income from lending	$J/H$	\$1,013	\$1,012,500	\$10,125,000
L)	Total return per token (%)	$[(K/I)*100]/0.10$	0.003	3.38	33.75



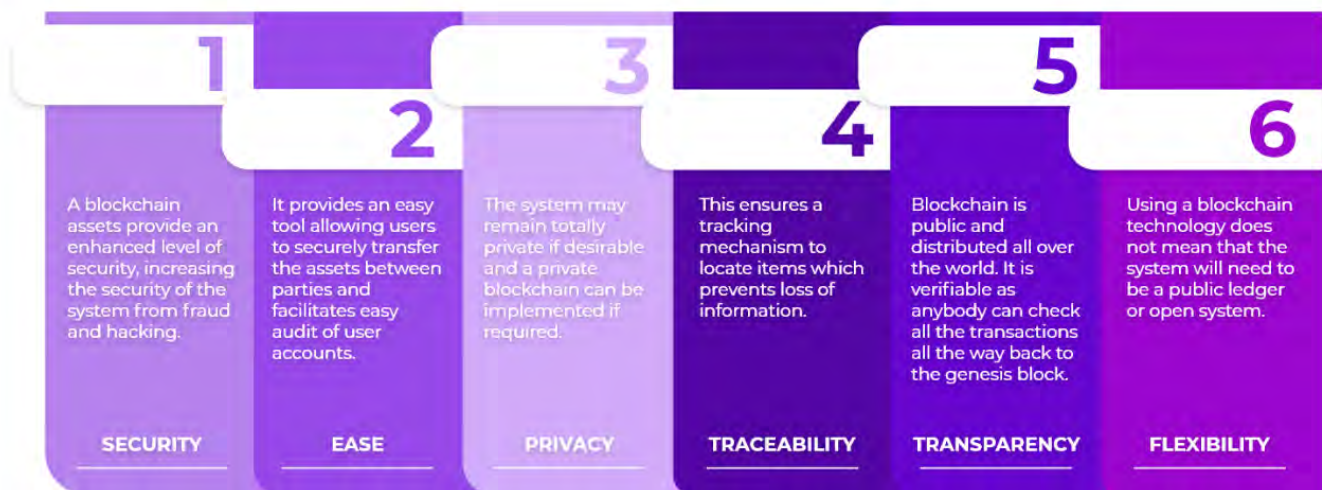
## 10.0. SPACE-iZ ROADMAP



## 11.0. APPENDIX

### 11.1. Why Blockchain

Just as the internet and the World Wide Web changed how businesses and consumers communicated with each other, blockchain will change how businesses and consumers interact and relate with each other. The days where the success of a product or service is only shared by the business owners are limited, we now have a mechanism where it is possible for both the consumers who created the demand and the business selling the service, to leverage and benefit in a transparent fashion.

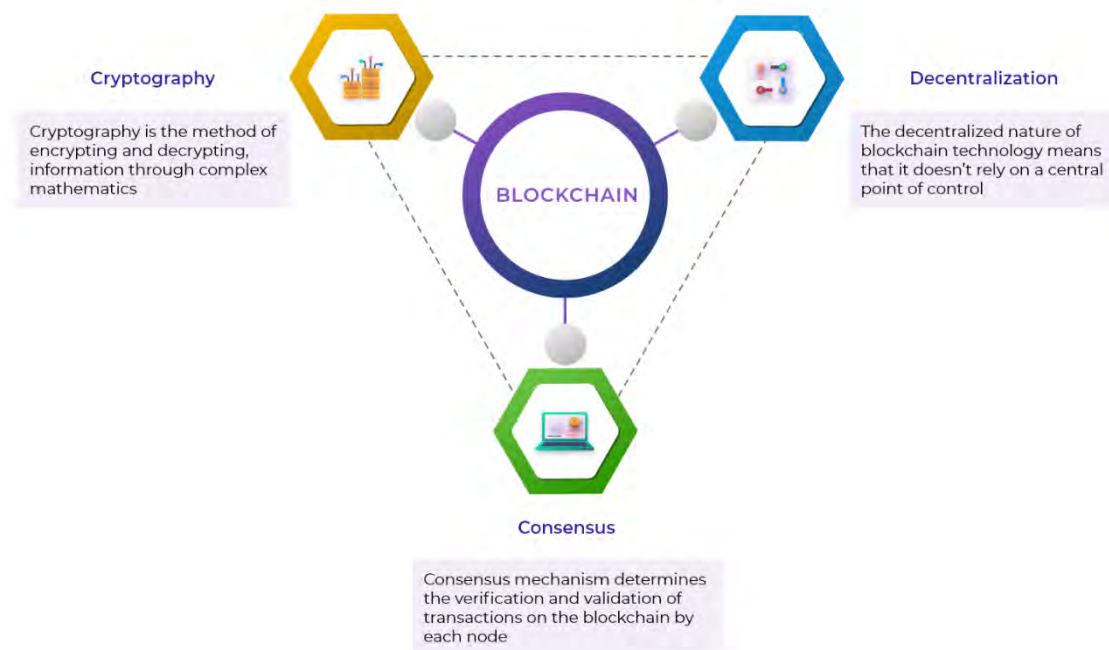


Blockchain is a decentralized or distributed ledger (data) of all the transactions across a peer-to-peer network. Using this technology, participants can confirm transactions without a need for a central clearing authority. This data is not stored on a single centralized server, but it is shared and stored on millions of computers simultaneously. Since the information is not stored centrally, it is almost impossible for a hacker to corrupt information stored in Blockchain. This data is stored in the block and then connected to the previous blocks in a chain thus it is called blockchain.

Furthermore, blockchain allows the implementation of smart contracts in administering how a token is issued and the benefits associated with the token. This ensures that token holders can track, verify, and hold to account the token issuers.

## 11.2. What Makes Blockchain Secure?

Blockchain is often touted as a secure way of storing data. Blockchain is designed to be immutable, tamper-proof, and democratic. It achieves this more or less, through three defining characteristics:



## 11.3. Analysis of Shared Spaces

### ▪ Concept and renting philosophy

Co-live and co-work spaces are gaining recognition among millennials due to their generations inability to purchase property and their preference for a lifestyle with opportunities for building communities and socialising. The idea that everyone in a shared space can have their privacy and still socialise in communal areas like the kitchen, living room, and balconies is very appealing. The idea of socialising in this way yet retaining professional and personal boundries has become an accepted norm for this generation.

### ▪ SPACE-iZ users

SPACE-iZ anticipated audience includes millennials, students, digital nomads, freelancers, and young working professionals.

### ▪ Characteristics of SPACE-iZ

#### a) Tech-driven easy living

Technology is a prerequisite for today's young adults to manage their lifestyles. It has revolutionised the way people work, live and play. Co-live and co-work operators on SPACE-iZ will use our platform, to give residents access, flexibility and enhanced communication between the tenant and operator. The residents can provide feedback or complaints and ask for services like housekeeping through the app. Our platform will generate cost savings and encourage social interaction between residents. Co-live and co-work operators are trying to make the most of technology with surveillance, facial recognition software, biometric or keyless access for absolute security of their residents and staff.

#### b) Community

Co-live and co-work spaces enhance the experience of social life while maintaining privacy. Our platform will supply the wider infrastructure of civic participation and encourage community building. It will be possible for community-focused social events to be organised to improve the social engagement between residents. Many co-live and co-work operators organise community-led events such as yoga classes, barbecue nights, laughter mashups, story-telling events and pizza nights for the modern-day city dwellers.

As part of our included services, token holders & participants will be able to take part in networking and collaboration events. Skill sharing and language classes will allow participants to share their knowledge and gain valuable skills.

SPACE-iZ community will not only work together but also socialize. Community members will be encouraged to participate and organise trips and events, whether going to the theatre or the bowling alley or even just a party in an event space, everyone will be welcome.

#### c) Accommodation

Co-live and co-work spaces are an ideal model for people who are looking for flexible, furnished, serviced, and managed homes. These usually operate on a plug-and-play model that saves tenants the hassle of dealing with everyday household chores and also from the burden of paying frequent utility bills. The monthly rent usually includes a host of facilities and utilities like – TV, housekeeping, Wi-Fi, cable, common kitchen, laundry spaces and maintenance, etc. With no lease contracts, the residents have the flexibility to stay for as long as they need and as their work demands. The entire rental process will be administered on the app saving considerable time and money.

#### d) Economics for millennials

With a vast globalised workforce, today's millennials are constantly traveling and relocating; due to which they are looking to cut back on costs. The rentals charged by these spaces are usually inclusive of all added facilities and also affordable for the average young professional. The lock-in periods for co-live and co-work spaces usually vary from two to six months and the refundable security deposit for such short-term lease options is only two to three months of rent.

#### e) Locations

SPACE-iZ ultimate aim is to have a network of locations in metropolitan cities around the world. Initially starting in London, we will expand our footprint and move into major European and CIS capitals. Eventually, we expect to have locations in the Middle East, Asia, and Africa. As we expand, we will also address the feedback of our community and tailor our approach to meet their needs.

#### f) Proposed Amenities

As SPACE-iZ business model develops, along with our shared spaces, we will include amenities like meeting and event rooms, restaurants, gardens, gym, library, cinema, spa, games room, and meditation areas.




SPACE-iZ aims to be a haven for those who are creative and artistically inclined. So, as part of our growing offering, we will build creative spaces for artists, designers, photographers, influencers, and makers. From soundproof studios with editing suites to workshops, our creative space will inspire and motivate our community, thus expanding our ecosystem.

Amenities at each location will vary depending on availability of space, every token-holder and member of our eco-system will benefit by having access to these amenities as they expand to different locations.

#### g) Rules

As with any shared space, respect for and safety of members in the community is paramount. To facilitate a safe and happy environment all participants will be required to adhere to a code of conduct as they live, work and play within the SPACE-iZ eco-system. Failure to adhere to these rules will lead to sanctions and eventually expulsion from the community for repeated transgressions. In this way we hope to build a safe and productive environment for all.

## 12.0. COMPETITOR ANALYSIS

Competitors	Amenities	Transparency (Get what you will see)	No Hidden Fees	Legality	Discounts	Co-Working	Co-Living	Access to Multiple Spaces	Premium Ownership	Community
 AirBnB	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗
 WeWork	✓	✓	✗	✓	✗	✓	✗	✗	✗	✗
 Space-iZ	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓