



OLM Real Estate Token **WHITEPAPER**

A modern approach to rental housing in Sweden



OLM Coin VIRTUAL ETHEREUM TOKEN

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OLM WHITEPAPER

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1.0 INTRODUCTION TO THE OLM TOKEN

The housing market, though capable of generating billions of dollars of revenue, lacks solution providers that can swiftly and efficiently supply the ever-growing demand. By launching the OLM token initiative, we will make history, creating innovative ways of entering the rental housing market and giving our investors a high return on investment. We build towards a win-win situation for all

1.1 Project Overview

Many billions are turned over annually in the Swedish residential rental accommodation market, but there is a dire and continually growing need for ever more stock. The market is missing participants that can efficiently and timely deliver new rental units.

The OLM Token will write history by quickly funding a solution that is desperately required in Sweden, while also providing investors with the opportunity of making excellent returns.

1.2 The Problem

The problem that the residential real estate rental industry in Sweden is facing today is a lack of access to capital from traditional funding channels. The industry is exceptionally capital intensive, which impedes the industry's ability to solve the tremendous demand for accommodation that exists today.

The money certainly exists in Sweden; however, the major banks and other lending institutions have a great share of their capital already invested in the real estate sector. This capital has mostly been invested in property for sale projects of which there is currently an oversupply that has resulted in a lack of demand. The financial resources that was invested in these projects are as good as guaranteed in a market such as Sweden, but it does mean that the traditional lenders in this market have lost their appetite to invest in new property projects till the oversupply issue has been solved, even in the desperately neglected rental market.

Sweden is holding parliamentary elections in September, after which the politicians will likely be in the position to begin addressing the oversupply issue in the property market, which will then make capital available again to the rental industry. This will though still take some time to address, leaving an opening in the market for savvy, crypto investors to capitalise on this demand for accommodation in Sweden.

1.3 The Solution

OLM Real Estate's ICO allows us to bridge the gap between the flexible market of cryptocurrencies and the secure, stable market of properties and housing. Even though we are stepping into a more digitalized world with this solution, the core of our business remains building affordable, socially, and environmentally sustainable rental apartments financed by our ICO.

However, with the intention of further popularising crypto currencies in Sweden, we will establish contracts with service providers dealing in cleaning, laundry, and similar services to offer their services as discounted rates and payable by crypto.

Additionally, whoever holds 5,0000 OLM tokens will be able to skip ahead in any waiting lists for available apartments in Sweden.

2.0 Introduction of OLM Real Estate

2.1 OLM in the Swedish house market

OLM Real Estate is a company whose business model is to build, own and manage real estate assets, primarily for the residential rental housing market.

OLM Real Estate is a customer focused and technology-oriented company that develops housing according to market needs. We are convinced that there is a clear position for OLM Real Estate in the market. The market research that we have conducted, and complemented by recent media coverage, demonstrates that an extremely high demand exists for rental accommodation throughout Sweden. Competitors do already exist in the market, but with the combination of affordable rentals, solid knowledge of the building industry and our team's high level of commitment and expertise, OLM Real Estate will be able to establish itself quickly within many municipalities. Our key competitive advantage is that our properties will be digitally managed, with everything from rental showings, lease contracts, fault reporting and maintenance scheduling handled online.

The CEO of the company is Robert Hellgren. His vast experience in the construction industry and extensive management skill will ensure the close cooperation between all parts of the company that is necessary to achieve a high-quality business. What we call the OLM model, with standardised solutions that can be easily customised, is our way of disrupting the housing market in Sweden. Our goal of building 1,000 apartments per year is ambitious, but our vision of owning and managing 5,000 rental apartments with a sense of social responsibility and environmental sustainability is our driving force. When our goal is realised, we will be ensuring a place in history for OLM Real Estate

Our focus will be on the development and continuous improvement of building techniques that are right for the times. We are of course aware that while we have developed a revolutionary method of building using carefully prefabricated packages, our solution also requires hard work to ensure that we do address the environmental issues, social issues and the requirementst for efficient housing that will change at every site.

2.2 The technological solution – Smart houses

"Everyone needs accommodation". Our offer is designed to offer modern, functional housing at affordable rentals in comfortable environments. Our stock will be characterized by its bright and fresh appeal, smart planning, efficient energy requirements and forward-looking environmental initiatives. This combination of quality, affordability and sustainability creates a package that none of our competitors can offer. The homes we build are homes that will be loved.

By having a standard model as shown in the drawing below, we can make minor adjustments depending on the requirements while keeping costs significantly low. Using wood, recyclable materials and solar panels in the construction will enable us to meet the requirements for environmental certification in Sweden.

We will strive to build smart houses, with features that help people in their everyday lives. Features such being able to remotely lock, set the alarm, handle package and food deliveries and laundry collections via mobile phone will free up scarce time for our tenants. All homes will have high-speed broadband connections, and low energy consumption with solar panels installed on every building. Water consumption will also be reduced with low-flow toilets, taps, and showers.

2.3 Environmental sustainability

All houses will feature solar paneling on the roof, lowering their power consumption. In the daytime, when the need for power in the apartments is typically low, the electricity will be sold to an electric company El-Kraft, allowing us to then buy the electricity from them at a discount in the evening. Due to quality insulation, low energy lightbulbs, and environmentally friendly toilets, faucets, and showers, we are able to reduce the cost for heating and water.

2.4 Environmental certification

In all our building types, we will work hard to address environmental issues and take advantage of recycling opportunities. Material selected must conform to emission standards and be recyclable

Environmental certification means that buildings are assessed based on specific environmental perspectives and then rated. Environmental certification ensures that buildings are produced in a way that is sustainable and eco-friendly. This means that buildings must not only be environmentally friendly and healthy, but also durable and economical. There are many reasons for environmental certification, but the key purpose is to reduce environmental impact and improve the health of people living in and around each building. The most common environmental certification methods in Sweden are “Environment Building” (Miljöbyggnad), GreenBuilding, BREEAM and LEED. All methods are handled by the Swedish Green Building Council, which is responsible for the certification of buildings in accordance with these standards.

The environmental certification of a building entails that the building in question receives a quality stamp. This stamp means that a building has met specific standards, either through the entire project or at its completion. This certification attests, for example, that a building is energy-efficient and economical to operate, that the building has a low risk of moisture damage and does not contain any environmentally hazardous or pollutant material.

OLM Real Estate will apply and strive to have each building certified according to the BREEAM Outstanding grade standard.

BREEAM, the Building Research Establishment Environmental Assessment Method, originated in Great Britain. is a method used globally with customisations determined by each country. Buildings are assessed based on ten key points, though each point includes several factors that are taken into account when assessing the building. Within BREEAM, a building will gain a certain number of points that will be used to determine its overall grading. Each assessed factor will add different points. Besides certain compulsory factors that each building must include, there are no specific requirements detailing how many of these factors affect the overall assessment. The final BREEAM certification is based on five grades; Pass, Good, Very Good, Excellent and Outstanding

2.5 Cost calculations

We have calculated the following costs for constructing apartments (not including properties).

One-room apartment of 35 m²: 280,000 SEK
Two-room apartment of 53 m²: 424,000 SEK
Three-room apartment of 79 m²: 560,000 SEK.

No matter where we build, the cost of the building remains the same, due to us paying the carpenters and joiners Stockholm level payrates across the board.

Land cost per apartment can range anywhere from 1 SEK (where the owner is sympathetic to our project or demand is very low) to 35,000 SEK / m²: (in the metropolitan areas).

Rental revenue levels are limited to according to the state subsidy rules: (see section 3.1)

Stockholm	1,550 SEK / m ² per year
Other metropolitan areas and Stockholm suburbs	1,450 SEK / m ² per year
The rest of Sweden	1,350 SEK / m ² per year

Example of cost



Gagnef pilot project

(Gagnef municipality in Dalarna, approximately 250 km North West of Stockholm)

A building with 1x 3 room, 2x 2 room and 7x 1 room apartments will have a total habitable area of 421m².

The cost will be 3,368,000 SEK to construct. The land, including water connections, will cost approximately 600,000 SEK. The total cost therefore amounts to 4 Million SEK. Rental incomes can be calculated as $421\text{m}^2 \times 1,350 \text{ SEK/ m}^2 = 568,350 \text{ SEK}$ per year. Running costs for the year are calculated as $421 \text{ m}^2 \times 350 \text{ SEK/ m}^2 = 147,350 \text{ SEK}$ per year. This leaves a surplus of 411,000 SEK. Construction time is four months. The Swedish government will pay a subsidy of 3,238,400 SEK for the building in this example. See point 3.1 for details on how the subsidy is calculated per property. The subsidy is paid once the construction has been completed. The value of each property is calculated at between 15,000 and 18,000 SEK / m². The building in this example will therefore be valued between 6,315,000 SEK and 7,578,000 SEK.

The building's technical design is as follows.

- Walls and trusses consist of timber.
- The foundation is made of concrete with integrated underfloor heating. The second story has a heating element.
- Inner walls and ceilings are of plaster.
- The roof is made up of timber rafters, tongue-in-groove boards with non-corrugated roofing sheets or concrete tiles.
- Parquet flooring or tiles is used for the floors, bathrooms are fully tiled.
- The interior ceiling height is 2.60 m.
- Apartments on the ground floor have a patio and on the upper floor there is a French balcony.
- Heating uses geothermal heat pumps.

Construction of the building

The concrete foundation is laid on site. The walls, trusses and roofing are manufactured in our factory at the same time. These blocks, that are about 3x4 meters, are transported as prefabricated packages on the road. One big advantage of this is that the cost of shipping these elements as prefabricated units is greatly reduced. When the concrete slab is finished, the roof is mounted over the foundation. The roof is then lifted aside while the walls and floor are mounted. The roof is then lifted back in place over the walls. The entire assembly takes about 2 weeks. The kitchen, bathroom, flooring and painting is finalised once the building is wind and waterproofed. We expect a building of 10 apartments to take about 4 months to build. A project manager can complete two buildings at the same time. We expect to have six project managers working in Sweden when we are at peak production.

2.6 Process and Concept

There are three stages within the OLM process with different styles of house associated with each one. All houses can be produced efficiently and are easy to assemble. The secret to this process is to deliver each apartment block as a flat, prefabricated package that can be erected on site. To further cut costs, these blocks are created in-house, at our factory in Norrtälje. Other than being environmentally and socially conscious, as outlined above, the houses are characterised by standardised apartment designs that include one, two, or three-room apartments. As we mature, we will also be able to provide four and even five-room apartments. These designs will be available in different configurations to suit the needs of each municipality and its associated tenants. Variations,

apart from the number of rooms in the apartments, can be the colour of the facades, roofing material and carpentry details.

The first stage is a two-floor timber apartment building that is can be painted in a choice of colours as per the character of the neighbourhood. Thus, the house resembles a very long villa, allowing it to fit seamlessly into most neighbourhoods. The plans for this house have already been drawn up and we are 100% ready for production of the blocks and construction as soon as we obtain the funding.

The second stage is a multi-floor concrete apartment building, being constructed with between four to seven floors with 20-35 apartments. The building will fit well into city environments or as a complementary structure in those municipalities where we have built the two-floor timber apartment buildings.

The third stage consists of assisted living homes, which are aimed at an older target group and others with special needs. The building only has a ground floor, enabling accessibility, and is primarily intended to be a complementarity structure to the two-floor apartment building. However, we can do see this house being of great interest to companies that want to run retirement homes and similar businesses.

The OLM Real Estate plan is to build modern homes with environmental certification. Negotiations with the internet provider IP-Only for high-speed fiber connectivity in our apartments has already been completed.

The outdoor environment around our apartment buildings is important, so storage facilities, recreation areas, children's playgrounds, walkways and car parks will be carefully planned in each project.

The following factors will be considered when choosing a municipality for establishment:

- The actual need for accommodation, both among residents and those who wish to move there.
- The municipality's growth and demographic forecast, including job opportunities, either in the municipality or via commuting
- Competitors in the local market
- The interest of the municipality, to ensure that the purchase of land and issuing of building permits goes smoothly.
- Proximity to healthcare, schools, leisure and other municipal infrastructure.

2.7 Portfolio of projects and municipalities

Our portfolio consists of at least 20 municipalities with a need for housing. Our pilot project is in Gagnef, Dalecarlia, where we will construct a house with ten apartments. We are negotiating for enough property to construct 60 additional apartments. In Gnosjö, Småland, we will construct 60 apartments as soon as we have reached soft cap.

In addition to pilot projects planned in Gagnef and Gnosjö, we have already commenced the negotiations with the city councils of the following municipalities:

Bjurholm	Borlänge	Fagersta	Falun
Gothenburg	Gotland	Järfälla	Härryda
Leksand	Ludvika	Lund	Malmö
Mora	Nyköping	Orust	Rättvik
Smedjebacken	Säter	Södertälje	Tyresö

Uppsala

Åre

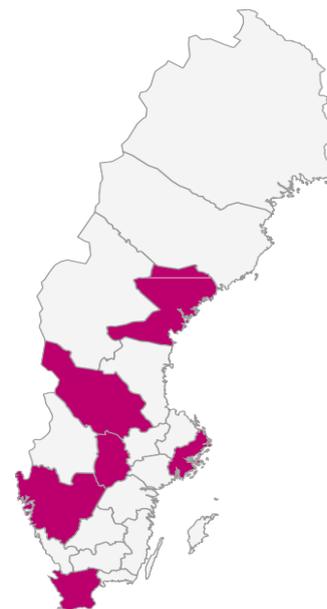
Åtvidaberg

Älmhult

To capitalize on these contacts, we have partitioned Sweden into six regions.

For each region, we will have a project consisting of two houses of at least fourteen apartments each to be constructed simultaneously. Each project is estimated to be completed with four months.

Taken together, this allows us to construct 168 apartments every four months, or 504 per year. Once we have all regions up and running, we can then scale up and reach our goal of 1000 apartments per year, and beyond.



2.8 Why invest in us?

The OLM group boasts more than twenty-five years of experience within the construction business, allowing us to identify the solution to the massive housing shortage that is growing every day in Sweden and in many other countries. Due to the group's proficiency with Corporate Social Responsibility and technical acumen, we are able to provide sustainability whilst also digitising to further cut costs. The unique blend of backgrounds within the OLM team is what allows us to find solutions to most problems. It is what allows us to create a strong concept that caters to a viable market that is increasingly desperate, yet not acknowledged as profitable by many competitors.

It is this desire to embrace modern and innovative solutions that convinced us to go with the ICO. Connecting cryptocurrencies with something as tangible as real estate is not for the faint of heart, yet it is the natural step for the market to take. It allows cryptocurrencies to be something that impacts the every day life of people, as opposed to a quirky, if increasingly profitable, niche. Reaching our hard cap means that we impact so much more than our investors – we will provide jobs for builders, contracts with suppliers, provide housing to thousands of people, and revitalize municipalities.

2.9 The Vision

Our vision is to own and manage at least 5,000 affordable, environmentally and socially sustainable rental apartments throughout Sweden.

2.10 Short-term goals

Our short-term goal is to construct the first rental properties so that we have a stable cash-flow and the ability to evaluate how our houses can be developed further. We will also prepare the documents required for building permit, subsidies and environmental certifications application processes. This allows us to streamline both the building and administrative processes, offering greater efficiency and a strong base upon which to continue to develop OLM Real Estate and its subsidiaries.

2.11 Longterm goals

Our long-term goal is to build a minimum of 1,000 apartments per year, thereby becoming an established player in providing rental properties in Sweden. We see our business model as something new and innovative in the real estate industry and due to the great demand (see section 4 below), we are not overly worried about the competition picking up on our ideas.

Furthermore, the project is intended to serve as a springboard for the organisation built within the OLM Group to face new challenges within the construction field - and perhaps beyond - with our rental housing revenue base generating the necessary cash flows.

2.12 Market Assessment

We have conducted market research in which we have looked at the types of accommodation that are in demand. In our research we have used Boverket's (The Swedish Housing Board) forecasts, SCB (Statistics Sweden) and our meetings with the authorities of various municipalities.

In our research, we found that accommodation is especially lacking for single household. There is virtually no suitable accommodation available to older people who want to switch from large homes or apartments to accommodation that requires less maintenance and ease of comfort. There is also very limited housing for those with special needs which municipalities must have in place for their citizens. The conclusion we draw from this research is that there are few serious players that have catered for the needs of these target groups, and that lower rentals are in demand by the society in general.

2.13 The Rental Housing Market – an Analysis

The Swedish Housing Board continuously researchs the state of the housing markets. Their findings, while worrisome for Sweden, show great promise for our business model. Of Sweden's 290 municipalities, 243 (85%) report a shortage of housing (fig. 1). In addition, 196 (68%) (fig. 2) of all municipalities report that the shortage is long-term. This means that of the 243 municipalities where it may be profitable to construct housing, 80% (fig. 3) have a projected housing shortage lasting three or more years. The deficit is greatest in the metropolitan areas, though a majority of smaller municipalities are also finding it difficult to meet the demands of the market.

Fig. 1.

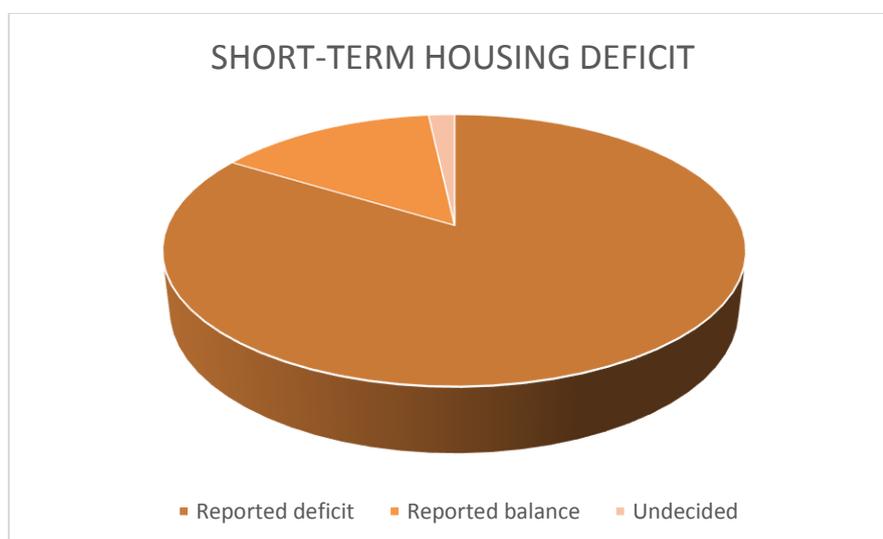


Fig. 2.

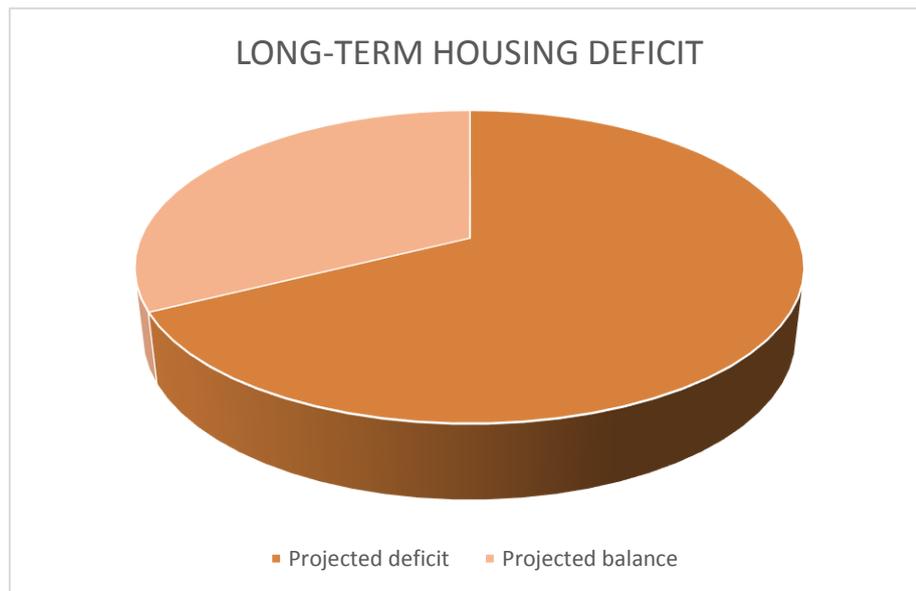
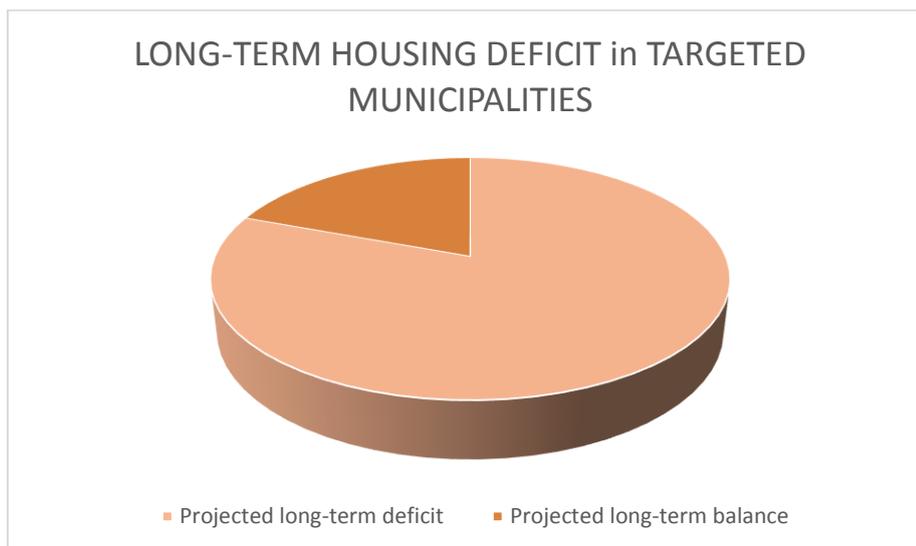


Fig 3.



Further, the Housing Board calculates that by 2025, there will be a housing deficit of 710 000 apartments. The OLM group's goal is to build 1000 apartments a year, until we own at least 5000 apartments. This means that what we bring to the market represents less than 1% of the total demand yet generates 25 million USD of revenue every year.

That means that even if we achieve double what we have envisioned, we are still a far away from saturating the market. Indeed, with little in the way of competitors that work similarly to how we work, the risk in investing in us will virtually disappear when the first few houses are built.

Though demand has been high for some time, it was considered to be far more profitable to construct or renovate expensive rental housing or, preferably, to build condominiums for sale. Due to this, the interest in developing affordable solutions has been lacking. Even now, with the market saturated for condominiums, there is little drive to create housing for those with scarce resources, such as retirees looking to leave their expensive to maintain villas, young adults looking for their first homes, students and immigrants. Unsurprisingly, these groups are now also over-represented when it comes to the housing deficit. In many ways, these are our target groups. But that does not mean

that affordable means low quality. When we say that we build for everyone, we mean it.

2.14 Competitive Methods / Marketing Actions

We see our website as a very important platform to market and showcase our projects. It will allow future tenants to view an image gallery of each property and will have a feature to apply for an apartment online, and even sign the eventual rental contract using Sweden's advanced digital identity platform. Current tenants will then be able to log in to our management platform and report any maintenance issues.

We will also offer links to our other projects as references plus other relevant documents on the website. In short, the website, with its various features, will be the hub for virtually all of our marketing, as it will offer streamlined communication between us, tenants and other stakeholders. Other marketing materials are already being produced, but it's the website that will bring it all together.

It's not enough to have a professional and accessible website if no one visits it. To reach as many relevant people as possible we are making use of SEO. With IT Manager and the person that knows the most about building websites within the group, will make sure that the big search engines, such as Google, will match our web pages to relevant keyword searches.

Our affordable rentals will be attractive to both tenants and the municipalities who want to offer their residents easily accessible accommodation. But just because the apartments could lease themselves out, we won't expect tenants to find us. Instead, we have a well-crafted marketing package. At the start of each new project, we will promote ourselves through the key social media channels such as Facebook, Twitter, Instagram and LinkedIn. We will actively involve with the local press as well as local employers and other potential stakeholders to spread the word about the new, modern and affordable, apartments that are being built. The apartments can be viewed in 3D detail on our website. There are also those who still believe in old reputable construction signs and we agree that they are a classic for a reason - our marketing plan is not entirely digital.

2.15 SWOT-analysis

Strengths:

1. We have an innovative way to deal with the housing deficit
2. For every completed house, we will receive a large subsidy
3. We have extensive construction experience
4. Properties for construction are easy to come by
5. The technical side of the construction is well-developed
6. We are not tied to a single geographic location

Weaknesses:

1. We require amounts of capital to construct the houses
2. To grow as an organization, we need to recruit extensively
3. We are heavily dependent on supplies that might increase in prices

Opportunities:

1. The demand for affordable housing has never been greater
2. With the demand, properties are more easily available

3. Our concept is easy to take to other countries that have a housing shortage
4. Once production starts, we benefit from economies of scale

Threats:

1. Competitors may copy our solutions
2. The subsidy could be slashed
3. A market crash could lead to less spending power, making even our modest rents too high
4. Building permits might be appealed, slowing down the administrative process

Our SWOT analysis clearly shows the strengths and opportunities outweighing the weaknesses and threats. With the right capital and proper planning, we can go a long way towards achieving our goals. The construction and property business can be very conservative and slow-moving, so even a smaller company can find a niche among the inflexible titans already on the market. Housing being as basic a need as food and clothing, allows for a market that is hard to saturate at the best of times, especially as increasing numbers of young people are unwilling to spend their money and risking loans to purchasing condominiums.

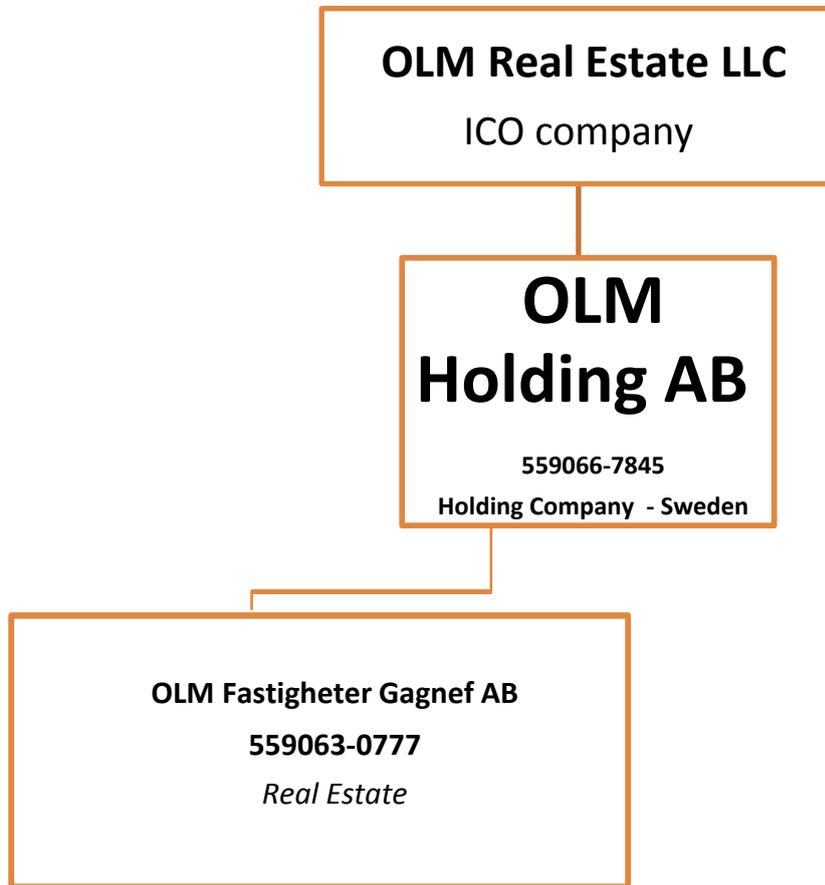
2.16 Competitors

The concept of building and renting homes extends for several millennia, meaning there are many competitors. However, we are convinced that our concept of low rentals, community participation, environmental concern and both the will and knowledge to adapt to the need of our customers is enough to make us stand out. Many major players in rental market have difficulty adapting their techniques to low-cost housing, especially in the municipalities that are not included in their business models. Local competitors, in turn, face difficulties in reducing production costs per building as they do not have the economies of scale that our concept requires. Municipalities and municipality controlled real estate companies also have difficulty in reducing their production costs due to the more complicated regulatory framework they operate within, not least the Public Procurement Act

2.17 Business Risks

1. The OLM Real Estate business model is capital intensive and acquiring sufficient funding is a major key to succeeding. There is always a risk that we will have difficulty in attracting the required funding.
2. The state subsidy, on which we rely on **in order** to maintain a good momentum on project turnover, is a government policy decision. There is no indication that this subsidy will be removed, but should this happen, it will significantly affect our calculations.
3. We also see risks in recruiting staff. Our business is sensitive to hiring the correct staff, quickly.
4. There are also risks involved in terms of how municipalities and their need for housing will develop over time.

2.18 OLM Group structure



2.19 Organisational structure

The company's headcount will grow sharply over the next few years. This growth will be initially be driven by the development of the OLM token, and then further accelerated as the production and management of rental properties becomes a reality. OLM Real Estate has a clear plan for how the organisation will need to expand and the skills that will become necessary.

The development of the organisation structure must go hand in hand with the growth of the company, so that increased overhead costs are met with increased revenues. Business activity will be handled as efficiently as possible so to minimise the number of people required to be employed by the company.

This will be achieved by digitising and automating services such a fault reporting and lease agreements, etc and then outsourcing those services that don't necessarily form part of our core competencies, such the guided viewing of our apartments.

3.0 Governmental agencies and target groups

3.1 Housing Board Subsidy

Prior to the start of each project, we will apply for a subsidy from the Housing Board. The subsidy will be paid out after we have submitted a final building completion certificate. The subsidy is increased by 75% if certain energy efficiency guidelines are followed – we have ensured that they are our buildings. For 2018, the size of the subsidy is as follows:

- Stockholm – 7,100 SEK per square meter habitable area (SMHA) + 75% for energy efficiency. Total: 12,435 SEK / m²
- Other larger cities, and towns close to Stockholm – 5,800 SEK per SMHA + 75% for energy efficiency. Total: 10,150 SEK / m²
- The rest of the country – 4,800 SEK per SMHA + 75% for energy efficiency. Total: 8 400 SEK / m²

All apartments receive the full subsidy up to SMHA 35m² and below. For apartments exceeding SMHA 35m² up until 70m², only half the subsidy is received for the SMHA exceeding 35m². For SMHA 71 m² and over, no subsidy for SMHA above 70m² is received. This means that an apartment of, for instance 85m² SMHA, will be eligible for both levels of subsidy for parts of it and no subsidy for parts of it.

As an example, this is a subsidy calculation using our pilot project in Gagnef:

Apartment SMHA	Subsidy (all amounts in SEK)
7x1 – 35m ² SMHA	x8400 = 2,058,000
2x2 – 1-35 m ² (of 53m ²) SMHA	x8400 = 588,000
2x2 – 36-53 m ² (of 53m ²) SMHA	x4200 = 151,200
1x3 – 1-35 m ² (of 72m ²) SMHA	x8400 = 294,000
1x3 – 36-70 m ² (of 72m ²) SMHA	x4200 = 147,000
1x3 – 71-72 m ² (of 72 m ²) SMHA	x0 = 0
Total:	3,238,200 SEK

To be eligible for the subsidy, we must agree that the rent is to be controlled for fifteen years. Further, there are also other minor obligations, such as accepting apprentice carpenters when building the house and always having at least one three-room apartment.

3.2 Target group

We aim our housing at those seeking affordable, yet high quality housing. As explained in the market research section, those with smaller means are finding themselves unproportionately impacted by the housing shortage, which means that they are our prime customers. Thus, the typical tenant might have spent the last few years moving from second hand contract to second hand contract. They could be a young person or forced to stay with their parents, a divorcee or perhaps someone who recently immigrated to Sweden. Even a retired couple looking to trade their vast villa for more affordable accommodation might find our offer perfect for them. In fact, we believe that our housing can be a source of integration between nationalities and generations.

3.3 Tenants

Our goal is to provide housing to anyone who needs it. Due to the obligations set by the Housing Board subsidy covered in section 3.1, our rent levels are below what the market usually charges. Due to the subsidy received, we will not charge much more for our one-room apartment than what a student might pay per month for a room in communal student accommodation, despite it being almost double the size. This allows us to accept those who might not have the strongest finances.

In addition, Sweden as a country has a long history of providing financial aid to citizens and certain other groups of residents, and housing is, not unsurprisingly, considered one of the most basic needs. Such aid might take the form of direct housing subsidies or indirectly, meant to cover all basic needs, such as child benefits, or unemployment insurance and unemployment benefits. Indeed, it is possible for some, such as minors or those with addictions or mental problems to apply for a trustee (god man) who will even handle their finances for them. This means that it will be easy for any reasonably responsible tenant to afford the rent.

Due to the strong support by the state, our housing projects will accept anyone who has the ability to afford the rental, even if that is due to government aid. Indeed, even someone who made a few bad choices that landed them in debt would be able to find a home with OLM if they show that they can provide for the rent. We do not intend to turn anyone away, unless we believe that he or she truly cannot afford the rent payment or that they might destroy the apartment or be disruptive towards their neighbours.

In addition, we can see ourselves working with the growing housing solution provided by tenant cooperatives, wherein we rent the whole building to an association of tenants that then sublet the apartments and manage the building themselves. If so, the risk is even smaller. If a member of the tenant cooperative cannot make a rental payment, we still receive the full rent from the cooperative. The inability of one specific member of the cooperative to make payment does not affect us.

3.4 Affordability among tenants

Accommodation is prioritised in Sweden, and everyone knows it is important to manage the payments of their accommodation. Sweden also has a large financial support for housing, ranging from housing subsidies, multi-family allowances and social security networks such as unemployment insurance and unemployment benefits. The low rentals will further improve the tenants' affordability. Our goal is, of course, to attract tenants who have the stable ability to pay their rent, though we do not intend to deny anyone who is studying, has temporary work or whom relies on unemployment benefits provided that their financial conditions are consistent with the home they choose. The eviction process functions well in Sweden, but even before this becomes necessary, there is far-reaching help from Swedish authorities. Our desire is to allow people to become established in our homes, enjoy themselves and feel part of society.

In the cases where both the tenants and we agree that it will be best to start a tenant cooperative at a specific property, the conditions will be even better.

4.0 Token – technical details

4.1 Smart contract

Tokens will be distributed via Smart Contract using the Ethereum blockchain during the ICO release.

olmrealestate.io utilizes the Ethereum Blockchain and Smart Contracts for all transactions and payments. A blockchain is a secure transaction ledger database that is shared across a distributed network of computers. Blockchain uses state-of-the-art cryptography to keep transactions secure. The ledger stores immutable records and cannot be hacked. The Blockchain adds trust across transactions. OLMRealEstate.io utilizes IPFS to store the completed transaction record.

This record allows Data Providers to scrutinize their transactions to check data usage and payouts. A cryptographic hash pointer to the full transaction is stored in the public Ethereum Blockchain for full auditability. Data Providers can view a complete breakdown of their transactions using a Management UI provided by olmrealestate.io. The Ethereum Blockchain empowers OLMRealEstate.io to make complex payment contracts to diverse data sources. OLMRealEstate.io supports Smart Contracts for transactions, payments and auditing. It allows existing data sources to have full faith in the transactions and payments. Transactional history includes data sources used, records obtained from each source, and payments made to these data sources. Every Transaction can be Audited. The Blockchain protocol keeps these transactions transparent, immutable, and verifiable.

4.2 Token Discounts

Pre-ICO investor will be offered substantial discounts 75% that will be negotiated directly with each investor during the Pre-sale. Round 1 investors will be offered a discount of 50%. Optioned Tokens will be allocated via smart contract under Pre-ICO sale, Round 1 and Round 2.

4.3 Financial conditions

With just the soft cap in place, we can kick-start our pilot project and start construction in Gagnef and Gnosjö. The ICO will remain open till the end of December 2018 with the aim to raise the complete Hard Cap. Should the ICO close with unsold tokens remaining our intention will be launching a second public token sale during the spring of 2019. Existing token holder will be offered discounts during this round to further strengthen their OLM token holding.

4.4 Appreciation

The value of the OLM token will be largely be governed by our ability to succeed in the residential rental market. The performance of OLM Real Estate's property portfolio will also be another factor that will impact the token value. Fortunately, the value of, and even the revenues generated by, residential rental properties are usually not as sensitive to the factors that trigger general economic downturns as is the case in the property sales market. This means that it is expected that the value of the OLM Coin will be more resilient in the face of these pressures on the economy, when they do occur, in comparison to many of the other tokens that exist in the market today.

4.5 Priority in the housing queue as a Token owner

We will offer OLM token owners priority when renting homes through OLM Real Estate. In order to be eligible for this priority a minimum of 5,000 tokens (at the ICO value of 1,850 USD) must be held at the time of joining the OLM Real Estate rental queue for a specific apartment size and municipality. This offer will not be included in general marketing until after the closure of the ICO. Thereafter it will be included in all communications to new potential tenants and existing tenants. The number of tokens required to take advantage of this priority will be adjusted based on the value of the coin.

5.0 OLM Token Swap

5.1 OLM ICO Overview

The purpose of the ICO is to fund capital to carry out the production of new rental housing developments in Sweden. Our Hard Cap amounts to equivalent of 53 Million USD, and with the Soft Cap at 1 Million USD. The OLM Real Estate Token token will be named the OLM token and later the OLM COIN. The token will be listed at the well know cryptocurrency exchanges using the ticker 'OLM' as soon as it becomes viable to do so.

5.2 Soft cap

The OLM Token Soft Cap amounts to 1 Million USD. All funds received as as either cryptocurrency will be immediately released so that construction may begin. The demand for rental accommodation in Sweden is currently critical and we see excellent opportunities to enter into agreements with the municipalities that are experiencing this extreme demand ahead of any potential competitos.

5.3 Hard cap

The Hard Cap is set at 53 Million USD. These funds will allow OLM Real Estate to build 2,500 apartments within 30 months. Owning 2,500 apartments will generate enough cash flow for OLM Real Estate from rental revenues alone to allow the company to build 1,000 new apartments a year without the need of external financing.

5.4 Investment budget

Our investment budget is distributed as follows.

ICO costs & marketing	2,5 Million USD
Legal fees	3 Million USD
Management fees	0,5 Million USD
Construction costs	47 Million USD
Total	53 Million USD

5.5 Marketing budget

Our marketing budget does include the cost that will be attributed to the marketing activities related to the ICO. However, marketing will be a necessary and ongoing cost at OLM Real Estate. Costs will include reaching out to municipalities, suppliers and even tenants throughout Sweden with news of our revolutionary construction concept. Marketing will also be required to attract new tenants.

We have the following marketing budget.

2018	500,000 USD
2019	250,000 USD
2020	250,000 USD
2021	230,000 USD
2022	280,000 USD

Total over 5 yrs 1,520,000 USD

5.6 Revenue calculation

Every year, the number of apartments we build will be capable of generating the following yearly revenue. In our budget, we have not taken increased revenue due to inflation and such into account, nor the fact that we may charge a higher rent in the metropolitan areas. The budget does, however, work on the assumption that we reach the hard cap. If this is the case, then we do not perceive that it will be difficult to maintain production levels, nor to find land or tenants – the only obstacle that we believe we may run into is financing. The rent is calculated at the maximum allowed by the subsidy in most of the country, that is 1,350 per SMHA.

Year 2018	600,000 SEK	(10 apartments)	Year 1
Year 2019	33,796,800 SEK	(514 apartments)	Year 2
Year 2020	75,968,400 SEK	(1168 apartments)	Year 3
Year 2021	117,213,600 SEK	(2032 apartments)	Year 4
Year 2022	163,383,600 SEK	(2,943 apartments)	Year 5
Year 2025	348,642,800 kr	(5,632 apartments)	Year 8

5.7 Time schedule

Mid August 2018	Make document
Mid August 2018	Prepare and plan next steps of ICO Launch, including White Paper, Blockchain coding and Marketing websites.
October 2018	Launch ICO Presale,
November 2018	Reach Soft Cap, begin construction pilot project in Gagnef Aim for ICO Hard Cap, continue Road Shows
End December 2018	Close ICO Continue construction with Gnosjö project
Q1 2019	Åtvidaberg, Falun, Mora, Umeå

Q3 2019	Stockholm, Gothenburg, Malmö, Borlänge, Säter, Sundsvall Launch 2nd round of ICO if token remain unsold.
Q3 2019	Uppsala, Norrköping, Nyköping, Härryda, Fagersta, Örebro, Västerås
Q4 2019	Norrtälje, Södertälje, Mölndal, Rättvik, Ludvika, Bjurholm, Gotland, Kungälv, Vallentuna, Tyresö
2020-2021	OLM Real Estate organization can build 1000 apartments a year.

5.8 Pre-Sale

With the purpose of moving ahead with the ICO, heavily discounted tokens will be offered to Pre-sale that have belief in the project and whom can look ahead at the phenomenal returns that the OLM Real Estate project could bring to early stage investors. Discounts and investment terms will be negotiated with each investor individually. The number of tokens available during this round will be limited to 25 million tokens. The PRE-ICO and softcap goal is 1 million USD.

5.9 Round 1 Sale

Round1 investors, i.e. investor choosing to participate in the OLM Token sale before the public release of tokens, will be offer token at a discount of 50%. The Round 1 investor offer will available during the month of November 2018 and be limited to 20 million tokens.

The Pre-ICO offer will be aimed at active investors, family offices and funds managers with extensive experience of the token market and the ICO process. The aim is to attract well-respected investors to the project before the public launch of the soft and hard-cap fund raising rounds, though the goal will be to achieve the Soft Cap during the Pre-ICO sale. The Soft Cap target is 1 Million USD. Pre -ICO investors also have the very important function of creating liquidity for the OLM Token, which will be used to quickly start the construction projects.

5.10 Round 2 - The Public ICO

The public will also have the opportunity to purchase the OLM tokens. The offer to purchase the token will be published on the most popular ICO platforms and channels. Marketing events and road shows will also be held to provide investors information about this amazing opportunity to participate in the construction of rental housing in evergreen Sweden. We at the OLM Group hope to attract many, many individuals to become OLM Token owners and contribute to the stable increase of their venture capital.

5.11 Token payment

OLM Real Estate will accept payment for the OLM Token in Ethereum. Other token swaps will also be considered.

The company will exchange the cryptocurrency received to fiat funds, as such funds become required, which will become especially mandated during the construction of rental accommodation.

Administrative expenses, such as wages, office rent, etc, will also necessitate the exchange off

cryptocurrency to fiat funds, though payments will be made using crypto whenever the opportunity available.

As cryptocurrency will form a large part of OLM Real Estate's asset base during crowdfunding, these assets will be affected by rate of exchange of these Cryptocurrencies, for example Bitcoin and Ethereum, which could lead to losses in the fiat value of these assets. The opposite could also be true - that is, the asset values could increase during the same period. Depending of the volume of cryptocurrencies received in exchange for OLM token, OLM Real Estate will with the assistance of its experienced advisory team actively hedge the cryptos received against exchange prices in order to mitigate the risk of a slump in the value on a specific crypto.

5.12 Token Distribution

Token distribution takes place via smart contracts, using the platform. The management of the Token distribution is handled by OLM Real Estate. Allotment takes place according to the principle of first come first served. Payment is made to OLM Wallet during the Pre-ICO Sale, Round 1 and Round 2.

• Total Token available:	250M	
• Token release cost:	\$0.37	
• Pre-Sale	25M	(10%)
• Round 1 Sale:	20M	(8%)
• Round 2 Public ICO Sale:	131M	(52%)
• Advisors	5M	(2%)
• Team Allocation:	8M	(3.2 %)
• Bounty Campaign / AirDrop:	2M	(0.8%)
• Reserved	59M	(23.6%)

• *All Unsold Tokens will be held by OLM Real Estate*

• Pre -Sale:	1 Million USD
• Soft Cap:	1 Million USD
• Hard Cap:	53 Million USD

5.13 Listing of the OLM token at cryptocurrency exchanges

As soon as possible after closing the OLM Token ICO, we plan to list the OLM Token at The Scandinavian Cryptocurrency Exchange (<http://www.sccex.io/>) and other leading trading platform as soon as possible. The target will to have the first listing live within 4 months.

Token owners, and the market in general, will be kept updated on the progress of OLM Real Estate's various projects and key finances through our websites and investor relations. This should further stimulate the market's appetite for OLM Token. As will the perks of OLM Token ownership that will be introduced to the market after close of the ICO.

6.0 Contacts and the team

6.1 The team

CEO (Chief Executive Officer)

Robert Hellgren

CEO, Chairman of the Board

Robert has a long background as an entrepreneur. Through his combination of financial knowledge and experience in the construction industry, he has identified a unique niche in the market. The social benefits of building accommodation is very important to Robert - he dream is to be able to offer anyone that needs one a home.

COO (Chief Operating Officer)

Daniel Edman, LLB

Legal Counsel och Head of Corporate Social Responsibility

Daniel is passionate about the housing market, both commercially and socially. Prior to his employment at OLM Holding, he has worked for example at Coompanion Uppsala County and in developing anti-money laundering procedures. He hopes to develop further in his current role as the person responsible for the company's legal, financial and social affairs.

It/Data

Albert Li

Software development

Albert has 8 yeas experience in software development , as Blockchcain expert in OLM he developed smart contract and worked on core module of payment and...

HoaMing Wang

Software engineer

This is senior software engineer who has strong experience with full stack development over 7 years. Contributed to construct ICO dashboard and token sale...

CBO (*Chief Building Officer*)

Johan Hultberg

Factory Manager - Norrtälje

Johan has worked with production at Edblad & Co AB. Johan has vast experience in construction management, inspections and logistics. With this long-term experience in construction, Johan is an important part of the future prefab production methods.

Business Unit Manager

Christer Hjerpe

Business Unit Manager - Skåne

Christer Hjerpe is a graduate engineer from KTH and has several years in the construction industry. He will work as a business unit management consultant in the region of Skåne. Christer has extensive experience in house and prefab production. While he is currently retired, he is driven by developing and contributing to the real estate industry.

Advisory board

Ben Acheson

Investor, mentor, corporate financier and digital expert

Lukas Johansson

Launching the first Scandinavian Cryptocurrency Exchange (SCCEX) which will offer trading between cryptocurrencies and the 5 national fiat currencies of scandinavia.

Viktor Stenberg

Founder at Scandinavian Ctryptocurrency Exchange. Currently working on a crypto mining company.

6.2 Contact Details

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