SCINTILLA

GREATX REAL ESTATE TOKEN (GRTX) · UAE INVESTOR BRIEF

Put digital wealth to work in the real economy.

Income-producing U.S. real estate, accessed through a licensed, professionally administered digital structure, with returns linked to the performance of a portfolio of income-producing real estate. For qualified and institutional investors who want yield backed by real assets, not token speculation.

QUALIFIED & INSTITUTIONAL INVESTORS | VARA LICENSE VL/23/07/003 | DISTRIBUTED BY SCINTILLA NETWORK FZE | ISSUED BY GREATX

ABOUT THE OPPORTUNITY

$100K	12 months	USD1	0 fees
Indicative minimum ticket	Lock-up term	Quarterly settlement currency	Charged directly to the investor

WHY GREATX

Real, income-producing assets
Your return is linked to an actual portfolio of real estate, not to token demand or market sentiment.

Licensed distribution
Distributed exclusively by Scintilla Network FZE under a full VARA Broker-Dealer Services license.

Three ways to earn
A quarterly Targeted Yield, an annual Profit-Share, and a Capital Appreciation Entitlement on realised gains.

Zero investor-side fees
No subscription, brokerage, platform, custody or redemption charge is deducted from your position. Costs are borne within the structure and reduce the amounts available for distribution.

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RETURN STRUCTURE

TARGETED YIELD

Up to ~9% p.a. *Not a guarantee.*

Paid quarterly in USD1. A target linked to real estate performance. Not a guarantee.

PROFIT-SHARE ENTITLEMENT

Up to 90% max *Not a guarantee.*

Of net profit attributable to your position, paid annually. Plus up to a 35% Capital Appreciation Entitlement on a Liquidity Event.

TARGETED MAXIMUMS

Up to ~9% p.a.	Up to 90% max	Up to 35% max
Paid quarterly in USD1. A target linked to real estate performance. Not a guarantee.	Of net profit attributable to your position, paid annually. Not a guarantee.	Capital Appreciation Entitlement on a Liquidity Event. Not a guarantee.

HOW YOUR POSITION WORKS

- **Day 0:** Subscribe, receive VALT (no return accrues)
- **By Day 15:** Allocation to real estate; VALT converts to GRTX
- **By Day 30:** If not allocated within 15 days, full refund will be provided
- **12 months:** GRTX term: quarterly yield

Ready to move forward? Start your investment journey with us today.

Register your Interest →

RISK WARNING: Virtual Assets may lose their value in full or in part and are subject to extreme volatility. An owner or investor can lose all of the money or other value invested and does not benefit from any form of financial protection. Virtual Assets may not be liquid, may not always be transferable, and some transfers may be irreversible. Transactions may be recorded on public distributed ledgers. GRTX is not a deposit and is not capital protected. Any targeted return is a target only. It is not guaranteed, it depends on the performance of the underlying assets, and payment depends on the solvency of the Programme Obligor. This communication is directed only at Qualified and Institutional Investors as classified by Scintilla Network FZE. It is not directed at retail investors or at persons resident in the United States.