

## We are building the world's biggest real estate crowdfunding platform!

Max Property Group (MPG) was founded in 2016 with one goal in mind; to make real estate investments accessible to everyone around the world.

MPG launched four property investment funds, two in the Netherlands, one in the UK and one in Germany (2016 to 2018), but realised that this traditional approach is not scalable, due to labour intensive dealings with investors.

In late 2017, MPG decided to develop an international real estate crowdfunding platform, Max Crowdfund, to streamline the investment process.

- The first platform was completed in 2020 and Max Crowdfund obtained approval from the Dutch financial regulators ("AFM") on the 16<sup>th</sup> of July 2020 (AFM number 1900006).
- With this, MC became the first and only regulated international real estate crowdfunding platform using blockchain technology<sup>1</sup>.
- On the 10<sup>th</sup> of November 2021, the EU Crowdfunding Regulations will enter into force, allowing platforms to market to the public in all EU countries<sup>2</sup>.
- We already raised 2.75M euro in the months June & July, only 1.5M euro is left for the final round till the 31<sup>th</sup> of December.
- MC is expanding internationally through a Joint Venture program and exclusive agent agreements have already been signed with New Zealand<sup>3</sup> (soon to go live), Canada, the UK and Sweden (Q2 2021).
- Additionally, MC is in advanced discussions with potential agents in the US, South Africa, Australia, Mexico, Switzerland, and other jurisdictions.
- The UK and first Dutch fund have been liquidated. The German and second Dutch fund will be liquidated during Q2 2021.

**Problem:** In many countries, banks do not finance real estate developers, renovation projects or even sustainability improvements to existing real estate.

**Solution:** Allow the public to provide finance to real estate investors and developers.

**How:** By lowering the entry level to real estate backed investments through automatization of investment processes, i.e. crowdfunding.

**Business model:** One-off success fees (2.5%) on money raised, recurring management fees on capital under management (1.6%), transaction fees on trading, dividend and profit share payments (0.5%), fx fees (0.5%). All fees are split between fundraiser and investor.

**Use of funds:** Obtain the European Crowdfunding License, add software improvements to allow for equity raises and the secondary market, expansion of the team with marketing, sales and admin staff, marketing budget.

The investment page is [www.maxpropertygroup.com/series-a/](http://www.maxpropertygroup.com/series-a/) and additional investment documents are available on <https://maxcrowdfund.com/en/mpgs>, including annual accounts, valuation report, pitch deck, organogram, etc.



**Max Property Group**

Your Property Investment Specialists

### Company Profile

Corporate website

[www.maxpropertygroup.com](http://www.maxpropertygroup.com)

Crowdfunding website

[www.maxcrowdfund.com](http://www.maxcrowdfund.com)

Industry: Fintech, Proptech, Blockchain

### Contact

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### Financial Information

Funding stage: Growth

Previous Capital: €1M

Monthly Burn Rate: €50,000

Runway: 12 months

Post-Money Valuation: €30M

Capital Seeking: €4,25M

Minimum ticket size: €5000

Maximum: €750K

Offer: 14.16% of MPG shares

### Exit Strategy

In order of likelihood: Listing, M&A or Trade Sale to either a strategic or financial buyer.

### Important note on exit strategy

MPG is in advanced conversations with a listed shell in Canada for potential listing in Q4 2021

### Investors

As per the share table and blockchain data.

<sup>1</sup> <https://cointelegraph.com/news/dutch-regulator-approves-tokenized-real-estate-crowdfunding-platform>

<sup>2</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=OJ:L:2020:347:FULL&from=EN>

<sup>3</sup> <https://www.crowdfundinsider.com/2021/01/171735-blockchain-powered-real-estate-crowdfunding-platform-max-crowdfund-announces-expansion-to-new-zealand/>