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Legal Notice

Disclaimer

The information on this lightpaper is not a recommendation of investment, financial advice, trading advice or any kind of advice and should not be considered advice. Seek professional financial advice before making any investment decisions. Project NEXUS will not accept responsibility for investment decisions made by token buyers. Project NEXUS provides all information in as much detail as possible for your understanding and ease of navigation. You understand that using this information is at your own risk. Project NEXUS reserves the right to update, amend, add or delete information from this lightpaper. Please pay attention to the lightpaper version reference and publication date.

You may face risks related to the below-described NEXUS Token and/or the NEXUS project. If you purchase and hold a NEXUS Token, you will benefit from a utility token that mainly benefits you on the NEXUS mobile App. You will not receive any rights to dividends or voting rights like a security token. You will not have enforceable rights like those mentioned in the NEXUS Token Use Cases within this Lightpaper. Project Nexus can not provide any warranty on whether and on which crypto trading exchanges NEXUS Token will be listed. NEXUS Token Use Cases are dependent on the implementation of the Project NEXUS milestones. The Project NEXUS milestones depend on the regulatory environment, which may change in the future and could cause the NEXUS Token Use Cases not to be available in your jurisdiction. You should verify with your jurisdiction's legal and regulatory environment if NEXUS Token Use Cases are allowed and available in your jurisdiction. Project NEXUS will only verify jurisdictions where it is actively marketing the NEXUS Token.

Cryptocurrency trading is high risk and may not generally be appropriate, particularly with funds drawn from retirement savings, student loans, mortgages, emergency funds, or funds set aside for other purposes. Cryptocurrency trading can lead to significant and immediate financial losses. Cryptocurrency's price relative to fiat currency is extremely volatile and may result in significant & rapid losses. Cryptocurrency transactions are often irreversible, resulting in losses due to fraudulent or accidental actions. The nature of cryptocurrency may lead to an increased risk of fraud or cyber attack. Don't invest more than what you can afford to lose. As volatility increases within specific cryptocurrencies, so does the likelihood of problems while executing a transaction. In addition to normal market risks, you may experience losses due to one or more of the following: system failures, hardware failures, software failures, network connectivity disruptions, and data corruption.

What is Nexus?

A central or focus point or, a connection or series of connections linking two or more things.

Why is the name so fitting?

Project NEXUS was named because we are a NEXUS within finance. We are taking two of the largest traditional markets in the world, the Real Estate Market and the Stock Market, combining them with the fastest growing market, Cryptocurrency, and doing things that are only possible within the DeFi (Decentralised Finance) space.

We are utilizing Blockchain technology and implementing tokenization, which enables us to unify these three markets into one merged market. Tokenization enables us to remove the traditional barriers to entry, making things like high capital requirements, multiple KYC applications, and usability issues all things of the past.

Project NEXUS enables its investors to use Real Estate Tokens, Stock Derivatives, and Crypto as collateral for immediate payout crypto loans with flexible repayment options that the borrower can consider through the convenient, beautiful, and genuinely revolutionary NEXUS mobile App.

Quick Market Facts and Opportunities

- The Real Estate and Stock Market both offer an untapped potential of \$325 trillion and \$109 trillion respectively (2020).
 - The US alone has over 180 million Real Estate investors and 150 million Stock investors (2020). Now just consider how many investors there are globally.
- Crypto Market is a smaller market with a valuation of \$1.2trillion and 300 million users worldwide.
- The DeFi market is micro in comparison with an estimated valuation of \$112 billion and 3.9million users but this market has outperformed all of the other markets combined, with a growth rate of 90x in just two years.
 - 6.37 billion smartphone users across the world account for greater than 82% of the world's population.
 - Finally, it is worth noting that there are hundreds, possibly thousands of crypto exchanges, borrowing platforms and stockbrokers.

When considering the above quick facts and stats, the opportunity is undeniably mind-boggling. By eradicating the barriers to entry into all of these markets, Project NEXUS is enabling billions of people to participate in them for the first time. The merged market Project NEXUS is creating has the potential to be so much bigger than the mere sum of these markets.

Crypto

Size: \$1.2 Trillion
MRKT CAP

300 Million Users

Stocks

Size: \$109 Trillion
MRKT CAP

150 Million Users in
The US Alone

DeFi

Size: \$112 Billion TVL
90X Growth in 2 Years

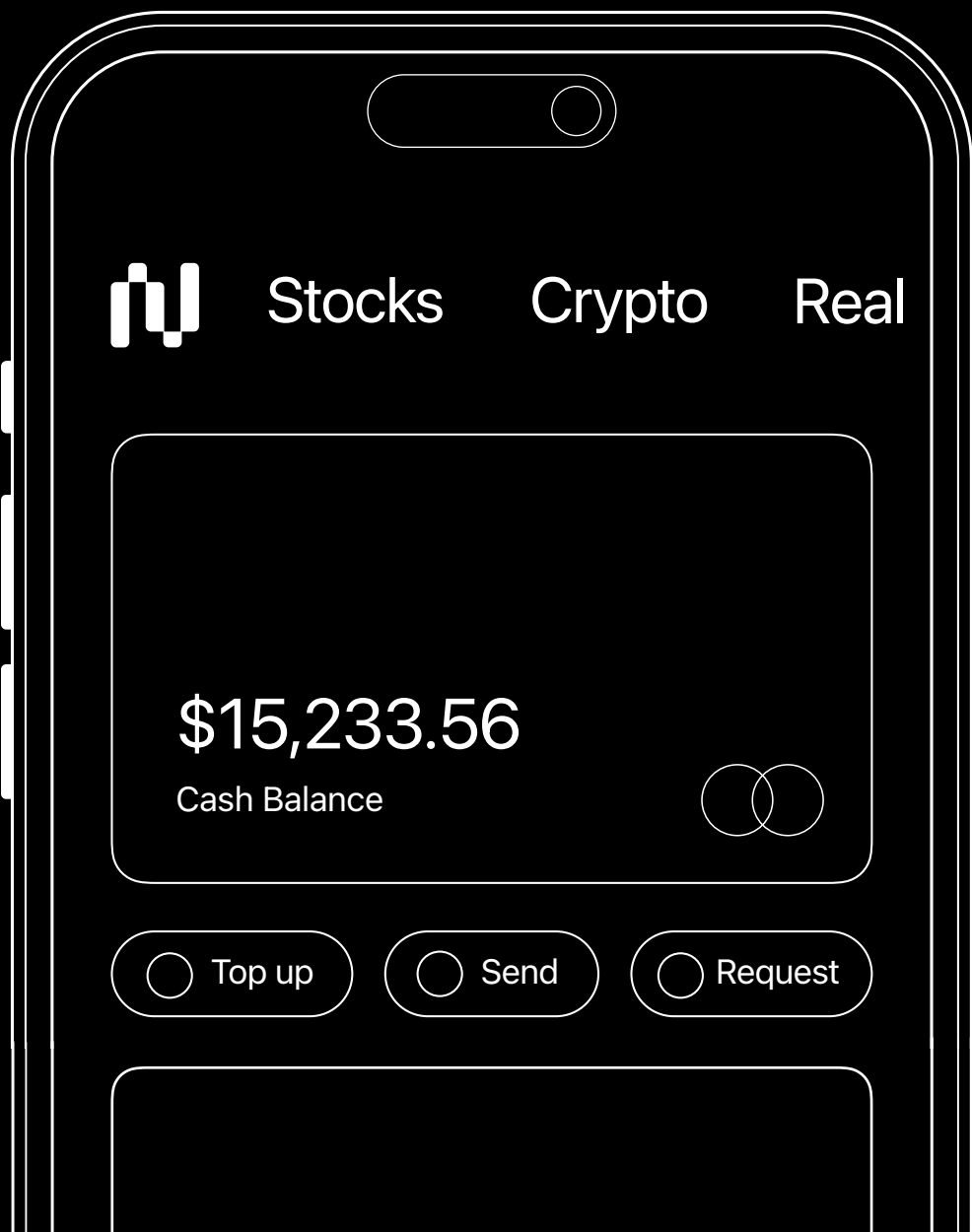
3.9 Million Users

Real Estate

Size: \$325 Trillion
MRKT CAP

180 Million Users in
The US Alone

Solutions & Value



Market Problems & Project NEXUS Solutions

Real Estate market:

Expensive entry

Real Estate is high cost, and the traditional Real Estate Market typically demands that the entire asset is purchased.

Project NEXUS tokenizes real-life Real Estate and fractionalizes it enabling buyers to purchase any number of tokens within their budget. Tokens are \$5 each, enabling people of all financial circumstances to purchase Real Estate within their budget.

Rules, legislation, and research

Many rules and regulations make real estate acquisition expensive. Market Research is essential, and this is never-ending. If you don't have the skillset and experience, and not many people do, be prepared to employ all sorts of experts.

Project NEXUS does all of this for you. All of our listings worldwide are handled by experts and professionals. When viewing a property you are interested in, you will be issued a fact sheet containing all the information you need to make an informed decision. Better still, each of our properties will have data presented in the same format making all of our properties easy to analyze and compare.

Time-consuming with KYCs and paperwork

There is a lot of paperwork involved when purchasing or selling Real Estate. Many parties require KYC (Know Your Customer) to be carried out, which takes time and effort. Time and effort add up, and ultimately the buyer and seller are forfeiting this time.

Project NEXUS offers a clever solution. One KYC when you sign up on our application, and as soon as that is verified, you have full access to all markets and all functionality available on the NEXUS App.

Expensive third-party requirements

Third parties must be involved in traditional Real Estate deals. Lawyers, agents, surveyors, banks, etc. They all want to pay for their expertise as well. Assuming that everything goes to plan, which it rarely does, these third parties cost a lot of money and a lot of your time.

Project NEXUS deals with all of this. If a property is listed and registered as available, a user can purchase this immediately because all of the work has already been done before listing.

Limited utility

When traditional Real Estate is owned, there is very little to do with it.

Project NEXUS offers Real Estate Token investors rental income, capital appreciation, and the opportunity to collateralize their Real Estate Tokens. The loan can generate revenue, making wealth-building more efficient and accessible.

Restrictive collateral options

Most large-scale money lenders offer traditional Real Estate investors an 'All' or 'Nothing' offer, meaning they must collateralize the entire property.

Project NEXUS enables investors to collateralize as few or as many Real Estate Tokens as they desire.

Selling is expensive, time-consuming, and stressful

Traditional Real Estate deals take multiple months at the very least and often years to complete.

Project NEXUS has created a secondary market meaning that Real Estate tokens can be bought and sold in seconds, 24/7, 365.

Crypto Market:

Usability issues and lost opportunities due to complexity

Many cryptocurrency exchanges are difficult to use and not intuitively structured, causing many people to miss out on many opportunities in the crypto space. Furthermore, many coins and tokens are only available on some crypto exchanges.

We are building the Project NEXUS App in a way that is easily understandable and simple to use by everyone. You will find all relevant features well structured and compacted so you can finally fully dive into crypto. As we connect to over 100 crypto exchanges, we offer you the widest variety of cryptocurrencies.

Little regulation and many bad actors

As the crypto space is relatively new to the authorities and poorly regulated, many people will take advantage of these missing regulations. A lot of bad actors can be found worldwide on a blockchain.

We have built a sustainable legal structure to ensure that Project NEXUS acts in line with applicable laws and regulations. We have confirmation from BAFIN, the German financial regulator, that we can operate as planned. We work directly with VARA, the Virtual Assets Regulatory Authority in the UAE.

Research is spread and often unreliable

The term DYOR, “Do Your Own Research,” is being used more and more frequently, but many people no longer research crypto projects themselves, which can cause investors to be caught in honeypots and rug pulls.

Instead of researching every project you want to invest in separately, our experts have set up several portfolios for different topics you can directly invest in. Be it the most promising Metaverse-related projects or anything that

has to do with Artificial intelligence, we have selected our personal favorites and shared them with you. But as always, make sure to DYOR.

Navigate over 100 Centralised Exchanges

There are hundreds of centralized crypto exchanges. Many coins and tokens are unavailable on all of them, so you often need to sign up on several exchanges to build your desired portfolio.

We can connect to over 100 crypto exchanges and offer all the tokens they have listed on our own Project NEXUS App. Once you have bought any cryptocurrencies, they will be held in your wallet and accessible through our platform, meaning you no longer have to sign up for several exchanges. All you have to do is one

Stock Market:

Expensive entry

The entire stock must be purchased in traditional finance, making entry expensive because some blue-chip stocks cost hundreds of dollars each.

Project NEXUS offers access to over ten thousand stocks, with one main difference. Similar to our Real Estate, we have tokenized Stocks meaning investors can purchase a Stock Derivative for \$1.

Knowledge and research

The Stock Market often takes more than it makes for most investors. It takes significant knowledge, experience, and research to be successful and generate consistent returns, which is something only some have time for. Therefore many rely on firms and stockbrokers.

Like Project NEXUS provides all of the data about each of its Real Estate, Project NEXUS will also provide all relevant data to stocks so that they can be analyzed and compared efficiently and effectively with limited know-how.

Time-consuming with KYCs and paperwork

Signing up with one stockbroker might seem like a bit of time, but it still needs to be done. You may not like the returns, or the relationship might not be as expected, so on to the next, you must complete the same process again.

Project NEXUS offers one KYC giving access to all everything on the App. If someone doesn't like stocks, they can try Real Estate or Crypto. The flexibility is there, and the time saving is massive when you consider all the brokers you would have to contact to determine if they offer the stocks you want.

Third-party requirement adds cost

Many do not have time, and because of this, they need to employ a stockbroker or something similar, which isn't free and eats into profits.

Project NEXUS makes stock browsing & buying incredibly simple, and all data follows the same pattern. Our fees are minimal, and we help teach you the tools to diversify your stock derivative portfolio.

Limited utility

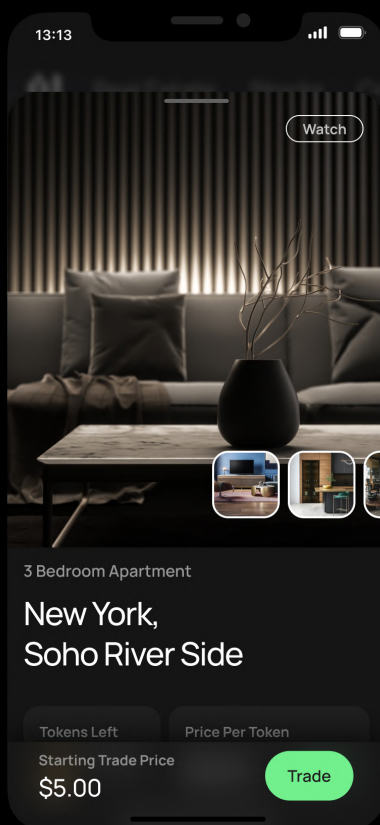
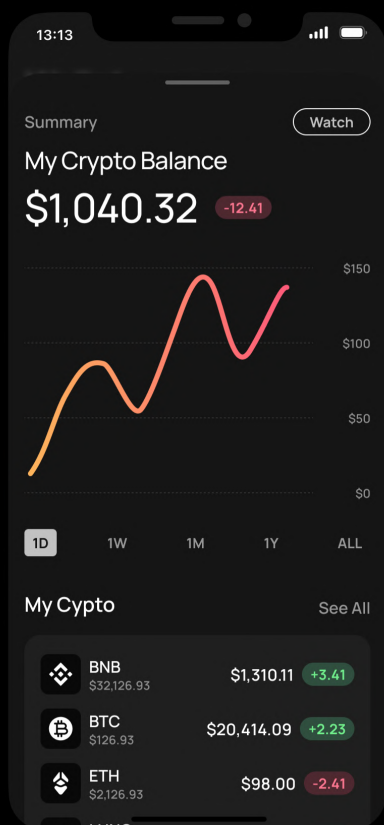
Similar to the traditional Real Estate market, stocks don't offer much by way of utility.

As with Real Estate Tokens, Stock Derivatives can be collateralized and used to build wealth much more efficiently.

Selling is expensive and stressful

Lack of confidence and time results in many investors using a stockbroker or firm to trade on their behalf, which eats into profit margins.

Project NEXUS makes selling stocks very simple. A few taps, and that's it, done.



Traditional Finance:

Diversification takes time

It takes a lot of experience that usually is built up over several years to be able to form a well-diversified portfolio.

On our app, you will find crypto-themed portfolios and ones that consist of traditional assets. Whether you believe in the electrification of transport or the potential of industry 4.0 — we will have a portfolio that can help you diversify your investments.

Investors gamble based on tips

We all know it — questionable news or fake news is being spread, and you are trying to be one of the early ones reacting. How often did this pay off?

We will have the most relevant news and information about the Crypto, Stocks, and Real Estate markets and anything that affects them directly in our app. Stay up to date while using our app and see how and why the markets are moving when they do.

Loans process is lengthy

Anybody that ever got a loan from a bank knows what kind of time-consuming and stressful process this is. And not to mention all the paperwork.

With Project NEXUS App, you can take a part of your assets and collateralize them in exchange for an instant loan. You are no longer forced to sell your assets when they are down. If you need a quick cash injection, you can simply borrow against a portion of your owned assets and spend right away.

The minimum loan value is often too high

The minimum loan value often exceeds your requirement.

With Project NEXUS App, in a matter of seconds, you can take instant loans for as little as \$50.

Interest rates are very high

Bank loans and credit card interest rates are not cheap.

Project NEXUS App provides up to 60% cheaper lending facilities than high street banks.

Savings interest is lower than inflation

You might remember Robert T. Kiyosaki claiming “Savers are Losers” in his famous book “Rich Dad, Poor Dad.” Considering that the interest rates you get on the money in your bank account are lower than the inflation rate, there is an undisputed truth to this statement.

Our app offers different staking pools where you can deposit the respective cryptocurrencies and earn passive income. We will also have savings options that people can invest in and get fixed yearly returns.



Project Nexus Strategies

Revenue Strategy

Unlike traditional applications, Project NEXUS brings various products and services to the market through real estate, crypto, stocks, debit/credit cards, loans, and more. Our revenue model is based on each product independently.

Partnerships drive our fee structure with leading firms who contribute to the Project NEXUS end-to-end solution, transaction-based gains from the purchase and sale of assets, deposits, and withdrawals (subject to network), and other functions within our platform, such as comparatively low interest-based loans and cards to that of traditional banking.

Our fee structure is being assessed to ensure that we deliver fair value. The company is exerting every effort to charge little or no fees across our range of products without negatively impacting the user experience.

Growth Potential

Project NEXUS aims to grow by at least 60%, year-on-year, in terms of revenue for the first five years. We aim to intensify our PR and marketing activities by partnering with specialized firms targeting customer base and transaction volume growth. User Acquisition & Volume Growth provides further information. A product roll-out plan has been developed to meet our corporate goals.

Offering a one-stop shop for assets and financial services, we foresee a better project kick-off in terms of customer base and volume than other platforms with lesser offerings. The Project NEXUS unique integration enables customers interested in one product, for example, Crypto, to access other asset classes, such as Real

Estate Tokens or Stock Derivatives, and cross functions to utilize loans and card facilities using their available assets.

While targets are subject to economic conditions and adoption, we have a team of professionals and consultants who implement the necessary risk management and insurance policies to ensure the highest security standards for Project NEXUS and our global customer base.

User Acquisition & Volume Growth

As the markets continue to grow, there are increasing opportunities for Project NEXUS to attract new users and grow transactional volume. Below are several strategies we will utilize:

Leverage social media

Social media platforms are a powerful tool for platforms to engage with potential users. We can develop a solid online presence and attract new users by creating social accounts and sharing helpful information about Project NEXUS and its products. Social media is also an excellent platform for customer support, answering user questions, and addressing concerns.

Use paid advertising

Paid advertising is an effective way to reach a large audience and increase brand awareness. Project NEXUS can use pay-per-click (PPC) advertising platforms to target potential users. By creating targeted ads, Project NEXUS can attract users who are interested and are more likely to sign up.

Provide Incentives

Providing incentives is an effective way to attract new users to Project NEXUS. For example, Project NEXUS can offer sign-up bonuses when onboarding to the app or referral programs to encourage users to sign up and refer their friends. Project NEXUS can also offer discounts or reduced transaction fees to users who hold a certain amount of NEXUS Tokens or use the App frequently.

Offer Educational Resources

One of the main barriers to entry for potential users is a need for more understanding of the technology and its workings. Project NEXUS will offer educational resources such as blog posts, webinars, and this Whitepaper to help users understand the market and how to use our App. By providing educational resources, we build trust with potential users and increase the conversion probability.

Partner with Influencers

Influencer marketing is an effective way to reach a large audience and increase brand awareness. Project NEXUS is partnering with influencers in the cryptocurrency industry to promote the platform to their followers. By working with influencers, we can attract users who trust and follow the influencer.

Provide Excellent Customer Support

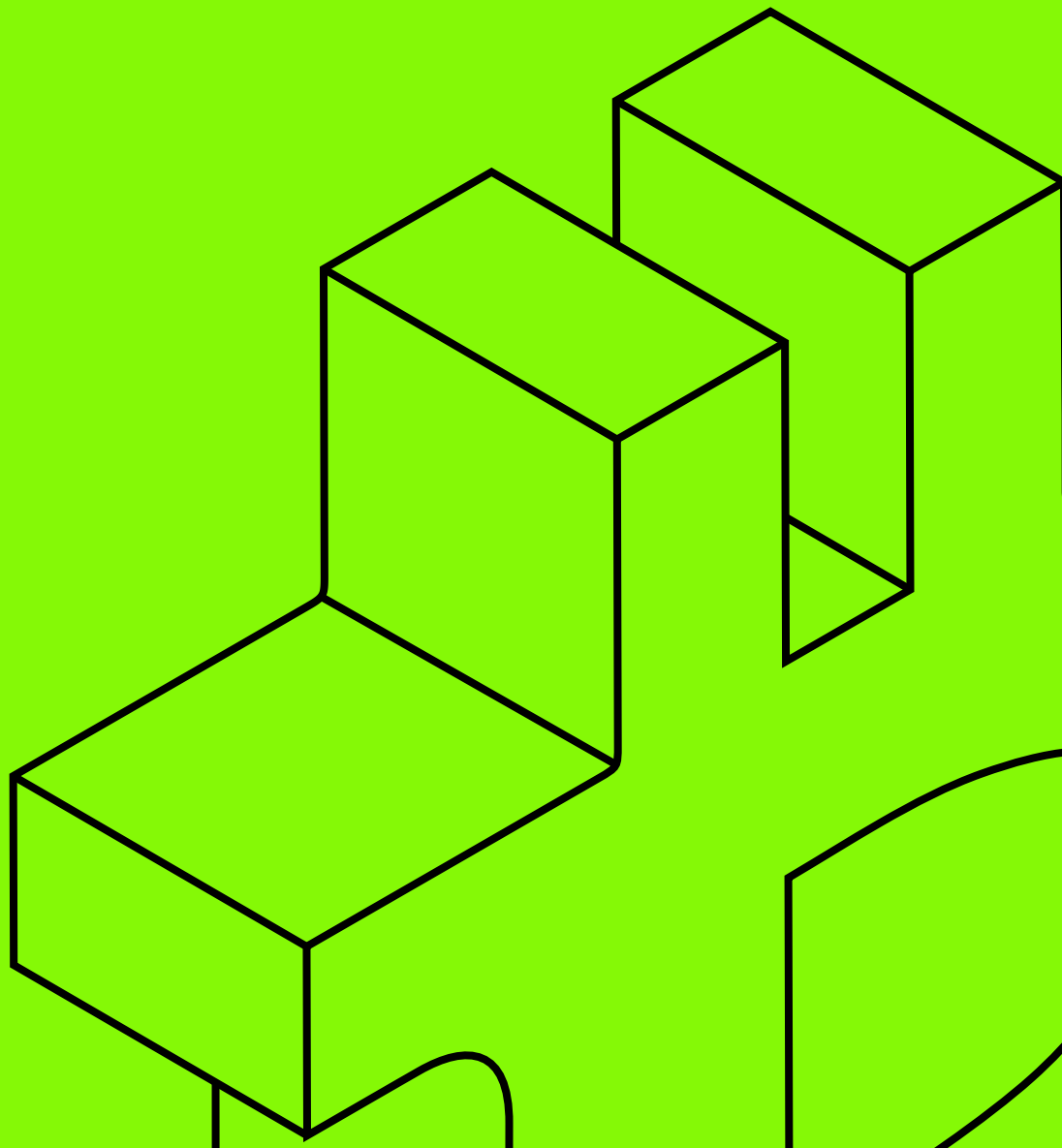
Providing excellent customer support is critical for retaining existing users and attracting new ones. Project NEXUS will provide several options for customer support. By providing excellent customer support, Project NEXUS will build trust and loyalty with our users.

Expand into New Markets

Expanding into new markets can be a powerful way to attract new users and grow volume. Project NEXUS will target specific geographic regions and focus on specific industries to attract users who are interested in new markets.

Acquiring users and growing volume requires a multi-faceted approach. We have employed several specialized firms to help us achieve user volume growth metrics.

Nexus Token



NEXUS Token Use Cases

Project NEXUS wants to reward and bring even greater value to Project NEXUS investors who hold the Project NEXUS token. We have spent a considerable amount of time investigating how to add value for Project NEXUS investors who purchase and hold what we believe will be a coveted asset.

Unique use cases

Real Estate Launchpad

Early access to real estate that is going to be launched on NEXUS app. This enables token holders to get in early on some of the most profitable properties available on the NEXUS app.

Voting for Real Estate Launchpad

This gives NEXUS Token holders the opportunity to vote on priority in which properties are made available on the Project NEXUS App.

Alternative Staking

NEXUS Token holders can stake their NEXUS tokens, and instead of receiving an inflationary reward, the Project NEXUS team will burn the equivalent % from their treasury. This deflates the circulating supply and contributes to positive price pressure for the NEXUS Token.

Randomised Airdrops

Airdrops...random amounts, random times, random holders.

Auto-repaying Loans Enhanced Terms

Loans that will be automatically paid through the rental income/dividends that are generated from your collateralized assets.

LP (Liquidity Pool) Token Staking

NEXUS Token holders will have the ability to provide liquidity on decentralised exchanges. In turn, they will earn LP tokens which can then be staked on the NEXUS app.

Unique NFT Lottery

All Private/Public Sale investors will be entered into an NFT lottery. All winners will receive an NFT and be whitelisted. There will be two lotteries, both of which will be directly after the respective sale completion.

Customise App/NFT Creation

Token holders have the ability to customise and personalise elements of the app on their device using custom-made NFTs.

Mystery Boxes

NEXUS Token Holders will receive a mystery box on a weekly basis. These will contain all sorts of goodies that encourage the user to investigate, make use of, and share the app with their friends and family.

Other use cases

Discounted Fee Structure

NEXUS Token holders will benefit from platform fee reductions which means they will receive even greater value when trading Real Estate, Derivatives or Crypto on the Project NEXUS App.

Boosted APY on Your Savings Account

All App users will have competitive savings rates however, Project NEXUS Token holders will have these enhanced even more.

Referral Program

NEXUS Token holders will be able to take advantage of the Referral Program which offers rewards for onboarding friends, family or anybody that they invite through their referral link.

Different Tiers of Credit Card

Similar to the boosted APY on the Boosted APY on Your Savings Account, NEXUS Token holders will receive enhanced credit terms for any lines of credit utilised

Incentivized Rewards

NEXUS Token holders will be rewarded on a daily basis for using Project NEXUS App. Daily activities such as logging in, trading small amounts, and topping up cards are examples of what could earn NEXUS Token holders rewards.

Unlock Trading Bot/Signals/Portfolios

NEXUS Token holders will gain access to Project NEXUS customised Bots, Signals and Portfolios that are being designed and built in-house before they are officially launched for all app users.

VIP / Early Notifications (Product Upgrades, Events, Promotions)

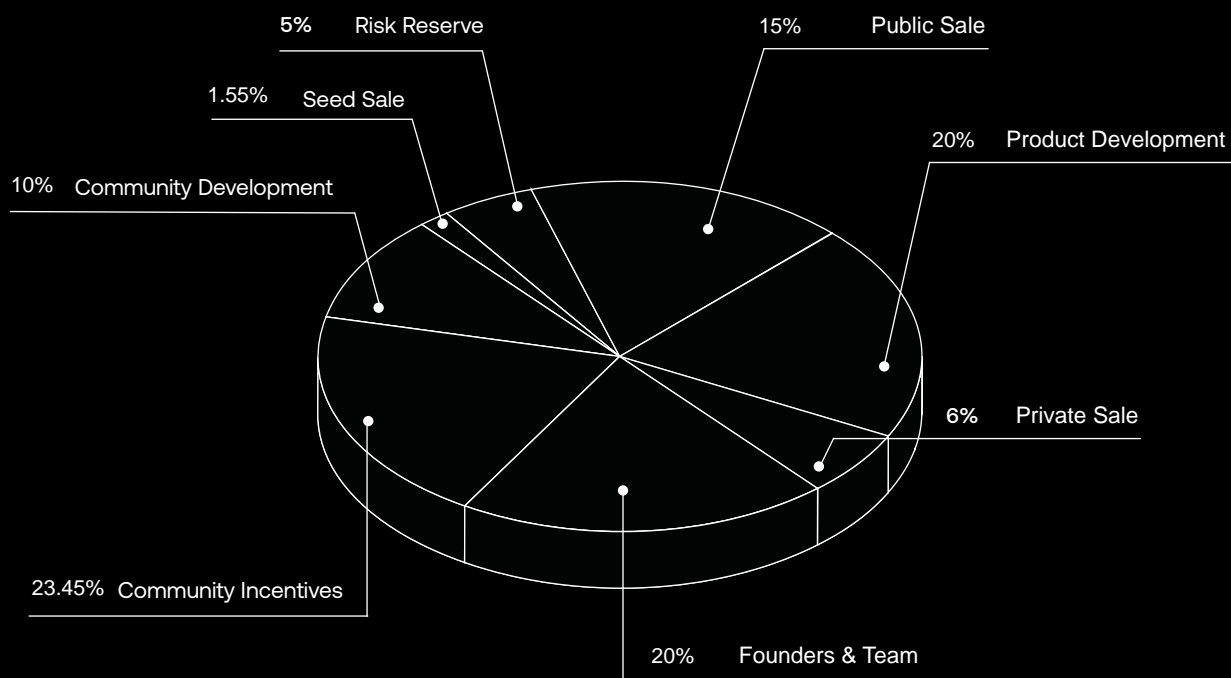
NEXUS Token holders will receive special and early access to specific product upgrades before they are released and invitations to exclusive events and promotions

Convert Small Balances Into NEXUS Token

NEXUS Token holders will with an efficient tap be able to convert small balances into the NEXUS Token

Tokenomics

Hard Cap = 1,000,000,000 Tokens



Name:	Allocation:	Purpose:
Founders & Team	20%	Reward Founders and Team for creating the project.
Risk Reserve	5%	Compensate investors in the event of serious, unexpected and disruptive events.
Product Development	20%	To help fund new product developments.
Community Incentives	23.45%	Given as incentives and rewards to the community
Community Development	10%	Allocated to marketing activities, brand awareness, expanding into new markets, building local communities and user acquisition
Seed Sale	1.55%	Sold to Angel Investors.
Private Sale	5%	Introduced and sold during the Private Sale.
Public Sale	15%	Introduced when the Public Sale begins.

Risk Reserve

This is a Project NEXUS initiative designed to help safeguard investors and demonstrate how seriously we take their investment. If the Risk Reserve is required, Project NEXUS will strive to buy back NEXUS Tokens on the open market using company profits to maintain the 5% allocation. Project NEXUS is doing this to provide peace of mind in the event of unforeseen operationally challenging circumstances or events.

Vesting Schedule

Sales Round	Private	Public	Team
Price	\$0.05	\$0.06	-
Unlocked	20%	10%	0%
Vesting period length	3 months / 1 month	3 months / 1 month	1 year
Number of vesting periods	8	9	4
Unlocked per vesting period	10%	10%	25%
Total vesting duration	12 months	11 months	4 years

Unlocked 'This is the % of tokens that are available to trade'.

Vesting period 'This is the length of a period whereby tokens are not available for trading; however, during vesting periods investors may utilise the tokens. When a period ends, the applicable % is unlocked and becomes tradable'.

Upon Public Launch of the Project NEXUS App investors have 20% of their tokens unlocked. Three months later, 10% more are unlocked. After an additional three months, a further 10% is unlocked. For the next six months, 10% is unlocked each month, meaning that investors will have all of their tokens unlocked nine months after the Token Generation Event.

The first Team unlock of 25% commences on 24th December 2023 and will be followed by a further three unlocks at the same rate on the same date each consecutive year.

Our Partners

Regulatory:

ANNERTON



Technology:

 checkout.com



STOKR

 verifeye

Real Estate:

 ST 77

Marketing:

EVOKE



STORM 

Our partners are all experts in their field and have a strong track record of success, demonstrating their skills and knowledge. We work collaboratively with our partners to leverage their expertise to achieve the best possible results for all parties involved. Our goal is to deliver outstanding outcomes for our clients, using the collective skills and knowledge of our partners. We are convinced that through these collaborations, we can achieve excellence and drive innovation in our industry.

Core Team



Mohammed Khashoggi

Co-Founder / Chief Executive Officer

Why is Mohammed an excellent fit?

- Hedgefund founder - Built up several million dollars worth of assets under management
- Believed there were too many things that were unfair and restrictive within traditional finance so he;
- Sold his hedge fund at just 26 years of age with the view to solving the restrictions and making things fair.

What does Mohammed bring to Project NEXUS?

After being an insider in the financial market sector, Mohammed understood and rebelled against the inherent inequalities and barriers of access to truly profit making strategies. Disenchanted he sold his Fund and embarked on a project that would open the door to complex, liquid, profitable and safe investment opportunities to those left behind.



Christopher Gross

Chief Technical Officer

Why is Chris an excellent fit?

- Abstract problem solver and strategic thinking with PhD in process optimization
- Extensive technical experience as a programmer and tech consultant
- 8 years of programming experience

What does Chris bring to Project NEXUS?

Dr. Chris is not only academically accomplished, but he is quoted as having 'eagle eyes' when it comes to detail and quality, enabling him to see both big-picture and focused zoom. He has a passion and desire to explore undiscovered terrain with innovative tech in crypto and web3.



Vasileios Ntamtsios

Co-Founder / Head of Crypto Research and Tokenization

Why is Vasileios an excellent fit?

- 6 years of very successful fundamental analysis
- Built, developed and led a community with thousands of members
- Guided multiple persons to a \$1M+ net worth through his tips and methodologies

What does Vasileios bring to Project NEXUS?

With Vasileios's charming approach he gets big things done quickly! He is considered a prominent figure within the fundamental analysis field. 'Gem detector' and 'Tokenization wizard' are terms often associated with Vasileios.



Nadeem Alrabey

Co-Founder and Chief Operations Officer

Why is Nadeem an excellent fit?

- 8 years experience in Crypto Trading using both Technical and Fundamental Analysis
- Internal Auditor for a Ministry of Internal Affairs (Cybersecurity & IT)

What does Nadeem bring to Project NEXUS?

The most successful relationship and connections maker you may know, Nadeem developed contacts in a variety of industries. Through interests in investing and crypto investing, the common denominator of Real Estate leverage, liquidity and investment became his obsession with a system that is as sluggish as is difficult to enter. Suspecting that these "problems" were not the bug, but the feature, he decided it would be a good idea to bring some light upon it.



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