

Equity Offer: \$100 Million

# Developing a Global Network of Free Private Cities



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- are "qualified investors" (as defined in Article 2(e) of the Prospectus Regulation);  
or
- invest a minimum of EUR 100,000.

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No prospectus required for this activity.**



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Imagine  
You Had  
Invested ...



... in Singapore  
in 1965



... or in Dubai  
in 1985





In 2035

**5+**

Free Private Cities  
Owned by Tipolis

Average of ~60% Tipolis  
ownership assumed

**\$ 891M**

Recurring  
EBITDA

Tipolis' share only

**\$ 9.8B**

Land Value  
Appreciation

Tipolis' share only

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Building a Network of Free Private Cities

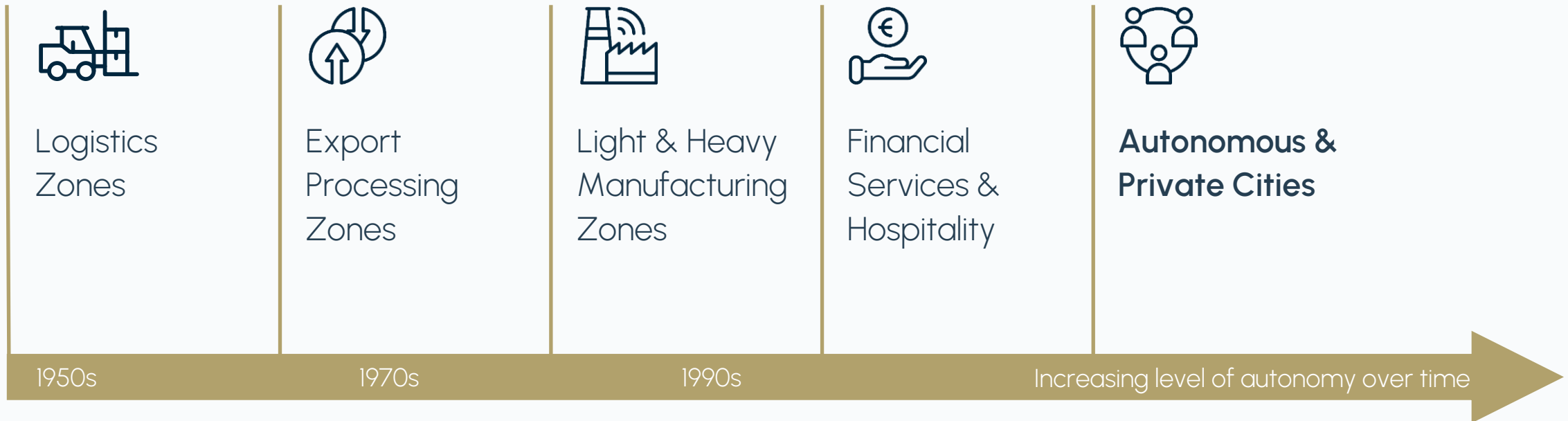


# Outline

There is a visible trend in increasingly autonomous special economic zones.

We brought this to the next level, by designing privately governed, autonomous cities under the brand name **International Cities by Tipolis**.

Tipolis will own, develop & operate a network of International Cities, capitalizing on the trend.



## Trend in the Special Economic Zones Industry



# Imagine a Private Company Offering the Basic Services of a State

Rights and duties are specified in a contract between the city operator and the residents.

Residents pay a fixed amount for those services per year instead of taxes.







# International Cities: A Leap Forward in Governance

## Own legal framework

Autonomous jurisdiction as a Special Administrative Region within a Host Nation. Embedded in the Host Nation's constitutional framework.

## Clearly specified rights and obligations

Residency contract with the city operator that cannot be unilaterally changed. Creates legal certainty and predictability.

## Protection of life, liberty and property

Guaranteed and provided by the city operator.

## Independent dispute resolution

Third-party arbitration for disputes with the city operator.  
Choice of dispute resolution options among residents.



# For Residents and Businesses: A Thriving Environment



Open, Thriving  
Communities



Beautiful  
Locations



Fixed Fees



Free from  
Internal Political Tension



World-Class Business  
Environment



Personal Liberty &  
Self-Sovereignty



# For Governments: Many Benefits



Foreign Direct  
Investment



Profit-Sharing



Employment  
for Locals



Index Rating  
Improvements



Rising  
Purchasing Power



Attracting  
Qualified Migration

# Protection Mechanisms

Diversification into several International Cities all over the world.

Investments and jobs for locals align incentives with the government and the population and anchor our cities within the host nation.

Investment protection agreements underpinned by international law shield our cities from volatility in local politics.



The Business Model

# Owning a Network of International Cities



# Income Through Operating Fees



Residents



Companies



Land Payments



Administrative Services





# Appreciation via Land Improvement



Aggregated to subdivided

**3X**



Restricted to unrestricted

**5X**



Undeveloped to developed

**10X**



Rural to urban

**30X**



Third-world to first-world

**100X**

$$\text{\$ 4.9T} + \text{\$ 470B} = \text{\$ 5.4T}$$

Land Value

Based on an estimate of average land prices and the total urban area of Singapore

Capitalized Profit

Based on a 10% presumed profit margin from SG's 2023 GDP forecast and a 10% discount rate

Total Value

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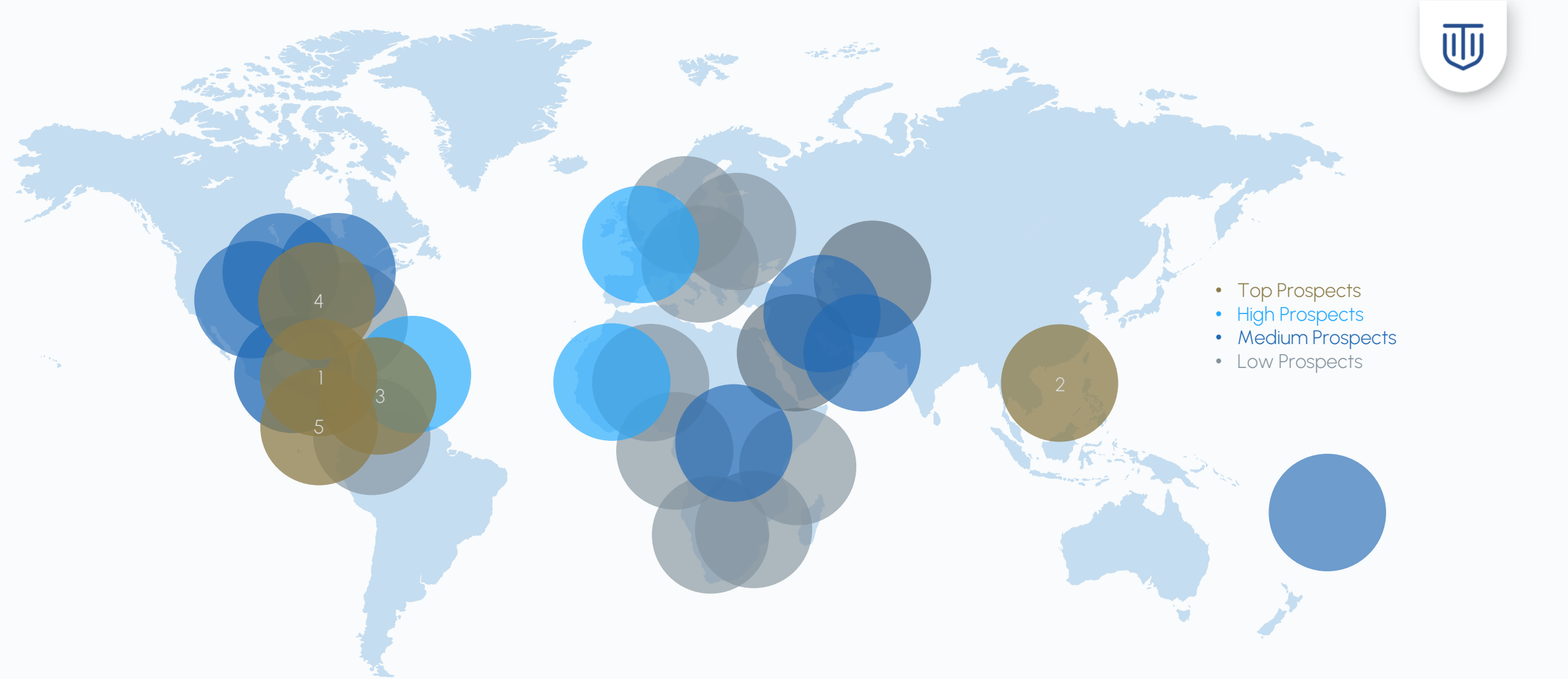
Precedent: How Much Is Singapore Worth?

# Exploring Global Opportunities

We are in active discussions with over 10 governments.

Dozens of leads have been explored or pitched to Tipolis over the last years.

We select the best.



## A New Hanseatic League of International Cities by Tipolis



# Mainland City Opportunity (#1)

City Character

**Mixed commercial,  
industrial & residential city**

Population by 2035

**~93,000**

Scale

**14 km<sup>2</sup> / 3500 Acres**

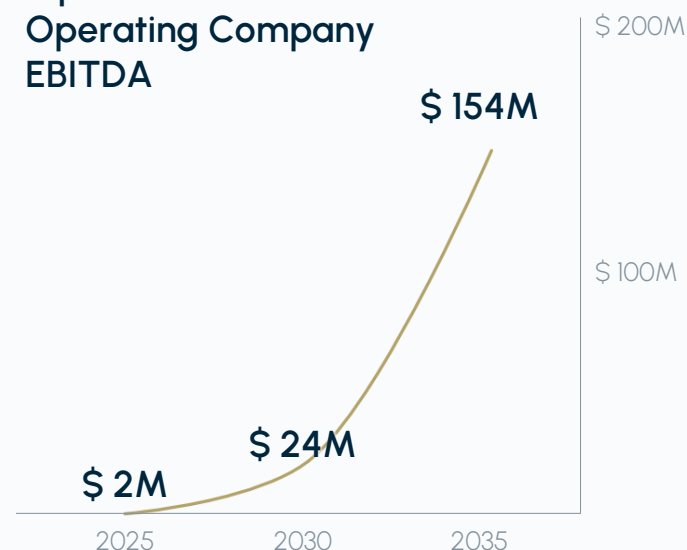
Fee Model

**Affordable**

Current Status

**Government shows serious interest**

Tipolis' Share of  
Operating Company  
EBITDA



**\$ 650M**

Tipolis' Share of  
Accumulated Land Sale  
Revenue until 2035

**\$ 2.1B**

Tipolis' Share of  
Remaining Land  
Holdings in 2035



# Asian City Opportunity (#2)

## City Character

**City with a widespread rural agglomeration**

## Population by 2035

**~7,000**

## Scale

**243 km<sup>2</sup> / 60,000 Acres**

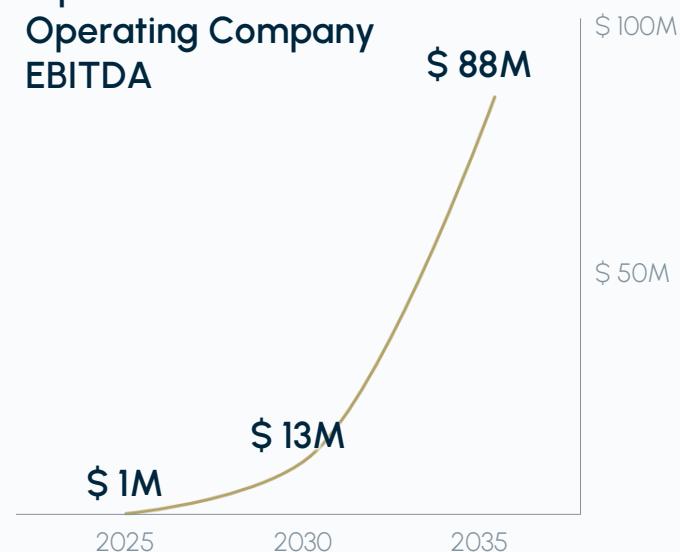
## Fee Model

**Affordable**

## Current Status

**Government shows serious interest  
Developed in partnership, 15% share**

## Tipolis' Share of Operating Company EBITDA



**\$ 74M**

Tipolis' Share of Accumulated Land Sale Revenue until 2035

**\$ 1.8B**

Tipolis' Share of Remaining Land Holdings in 2035





# Island City Opportunity (#3)

City Character  
**Residential community**

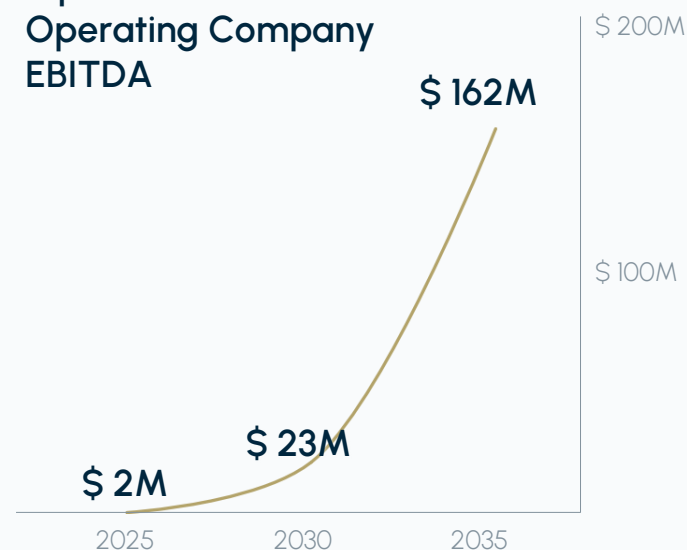
Population by 2035  
**~13,000**

Scale  
**1.2 km<sup>2</sup> / 300 Acres**

Fee Model  
**Premium**

Current Status  
**Government approved project  
Most promising & advanced**

Tipolis' Share of  
Operating Company  
EBITDA



**\$ 406M**

Tipolis' Share of  
Accumulated Land Sale  
Revenue until 2035

**\$ 1.1B**

Tipolis' Share of  
Remaining Land  
Holdings in 2035



## Developing Leads into International Cities



Tipolis Pte Ltd

## Active Holding

Opportunity Scouting  
Operative Supervision  
Innovation & Outreach



## Revenue Streams

Network Fees  
Dividends  
Sale of Equity

## Operating Companies

Own, Develop & Operate

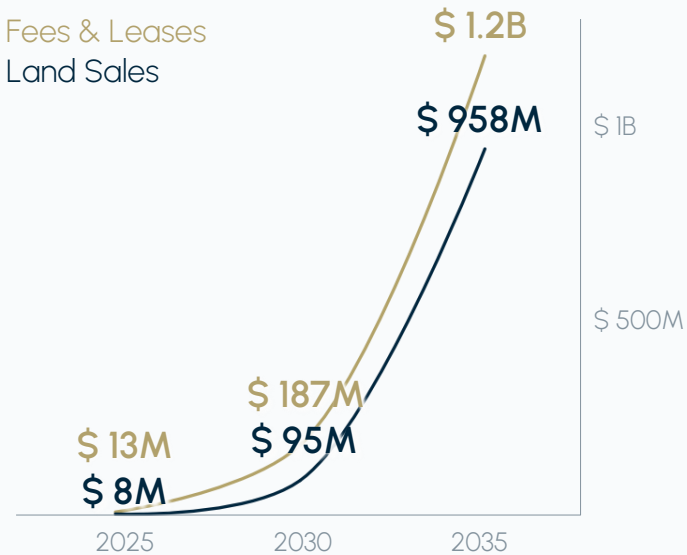
# Portfolio Approach



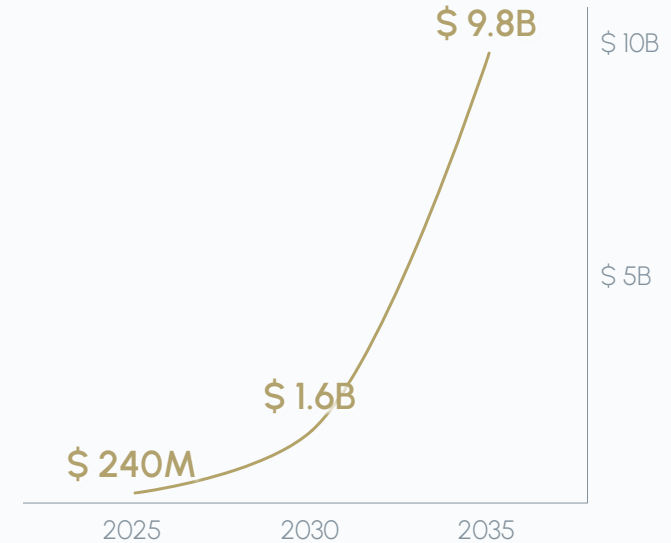
# 10-Year Growth Projection

## Revenue by Type

- Fees & Leases
- Land Sales



## Land Value



In 2035: 5 projects | 300K residents

**\$2.6B**

Tipolis' Share of  
Accumulated Land Sale  
Revenue until 2035

**\$ 9.8B**

Tipolis' Share of  
Remaining Land  
Holdings in 2035



An aerial photograph of a city, likely San Francisco, showing a dense urban area with a river (San Francisco Bay) and hills in the background. The image is dark and serves as a background for the text.

The Team

# Our Experience in Creating Autonomous Cities





## Dr. Titus Gebel

Founder & CEO

Founded and served as CEO of Deutsche Rohstoff AG, did an IPO and created a valuation from 0 to € 130M.

Invested over € 3M of personal funds in Tipolis and previous Free Private Cities opportunities.

Invented the Free Private Cities model and founded Tipolis. His book sold 10.000 copies in 7 languages.

Played a crucial role in establishing the legal framework of the semi-autonomous private city of Próspera in Honduras.

Led negotiations with the government and the development of the legal and regulatory framework for the African Free Private City Belfutura.







## Dr. Andreas Baumgartner

Chief Strategy Officer

Leads project acquisition and business strategy for Tipolis. He is a highly regarded expert in the SEZ industry.

Served as Executive Director of the Dubai International Financial Center's Dispute Resolution Authority.

Worked for McKinsey & Co. and as adviser to Tony Blair.



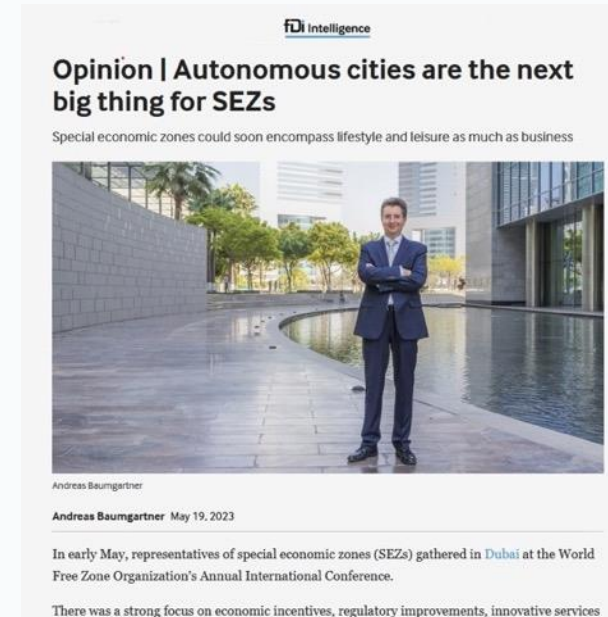
## Alexander D. Voss, CFA

Chief Financial Officer

Leads the financial planning at Tipolis with an extensive background in finance and economics.

Worked on corporate restructurings and M&A in the healthcare industry.

Developed the business and financial model for the African Free Private City Belfutura.



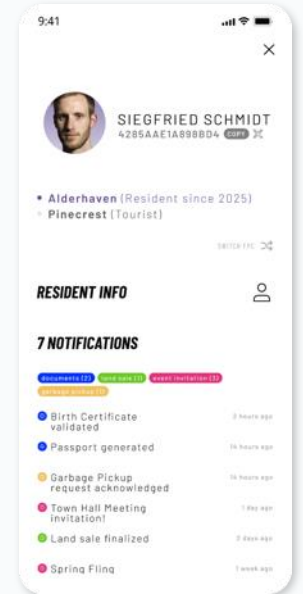
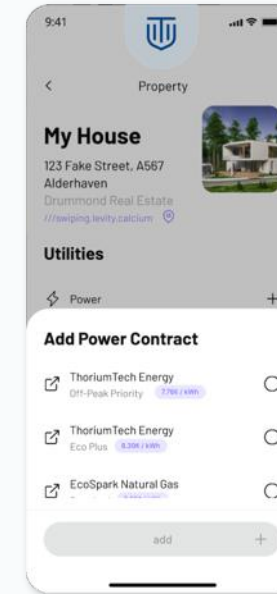
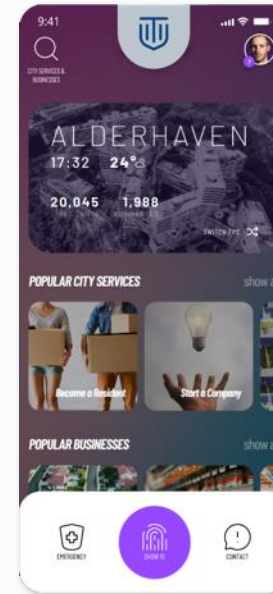


## Ekhard Seeßelberg

Chief Information Officer

Leads the development of Tipolis' blockchain-based e-governance software as the interface between residents and the city operator..

Has 25 years of experience in multiple roles at a global IT company.



## Marthinus Grobler

Chief Architect

Leads city planning at Tipolis as a professional architect with 20 years of experience, with a focus on emergent and market-based urbanism.

Created the urban masterplan for the African Free Private City Belfutura.







## Experience from Belfutura, São Tomé

The Tipolis team connected with local partners and signed a Memorandum of Understanding with the government.

We secured a territory, established the core team including security personnel, built a local network and created a PR strategy.

Marthinus Grobler conducted studies and developed an urban masterplan.

A contract with the government was in the final stage of negotiation.

After the parliament passed the special zones law, a change of government stalled progress.

The project is held in a different company as we await further clarification from São Tomé and Príncipe.



# Advisory Council



Dr. Christian H. Kälin TEP FIMC  
Inventor of Modern CBI Programs,  
Chairman of Henley & Partners



Dr. Patrik Schumacher  
Principal of Zaha Hadid  
Architects



Lotta Moberg, PhD, CFA  
SEZ Expert, Economist,  
and Investor



Thomas Sevcik  
Global Strategies and Narratives,  
Co-founder of Arthesia



Mikkel Thorup  
The World's Most Sought-After  
Expatriate Consultant



Magatte Wade  
African Development Expert,  
Entrepreneur



Marian Rusnak  
Global Institutional  
Investment Advisor



Stephan Livera  
Bitcoin Podcaster  
and Educator



Rodrigo Quercia  
Business Development Expert,  
CEO of Grupo Solpanamby



Dr. Martin Durchschlag  
Real Estate Expert,  
ex-CEO of HIAG



An aerial photograph of a village with a church tower, overlaid with a dark blue semi-transparent filter. The text is positioned in the upper left quadrant.

Investment Offer

The era of Autonomous Cities has arrived.  
A huge industry is emerging.  
Help shape the societies of tomorrow.

## \$ 100M of equity in stages:

%	Milestone	At pre-money valuation of*
10%	Upfront	\$ 25M
20%	At signing of first contract with government	\$ 100M
25%	At construction start of first project	\$ 150M
25%	At signing of second contract with government	\$ 250M
25%	At construction start of second project	\$ 500M

Minimum Investment: \$ 1M | \*Assuming full subscription

Data room available after signing of NDA

No further financing rounds planned at Tipolis level

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## Milestone Financing





Use	\$ Million	Explanation
Land acquisition for Project 1 (tbd)	35	Sold (or contributed) to operating company
Land acquisition for Project 2 (tbd)	18	Sold (or contributed) to operating company
Initial infrastructure in Project 1	10	Repaid by operating company
Initial infrastructure in Project 2	10	Repaid by operating company
Net Tipolis' operating budget (2024-2028) Sum	7	Employees, consultants, advisors less direct Tipolis revenue
Reserve	20	RE price variation; addtl dev. funds; commissions; etc.
<b>SUM</b>	<b>100</b>	

Designated for Tipolis as an active holding company.

Tipolis provides funding for land acquisition and initial development.

Additional financing planned at operating company level for real estate and city development.

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## Use of Funds

The Opportunity Is Now:

# Invest in a Global Network of International Cities

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Gebel

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