

TIGRIS S17A

Berlin Real Estate Security Token

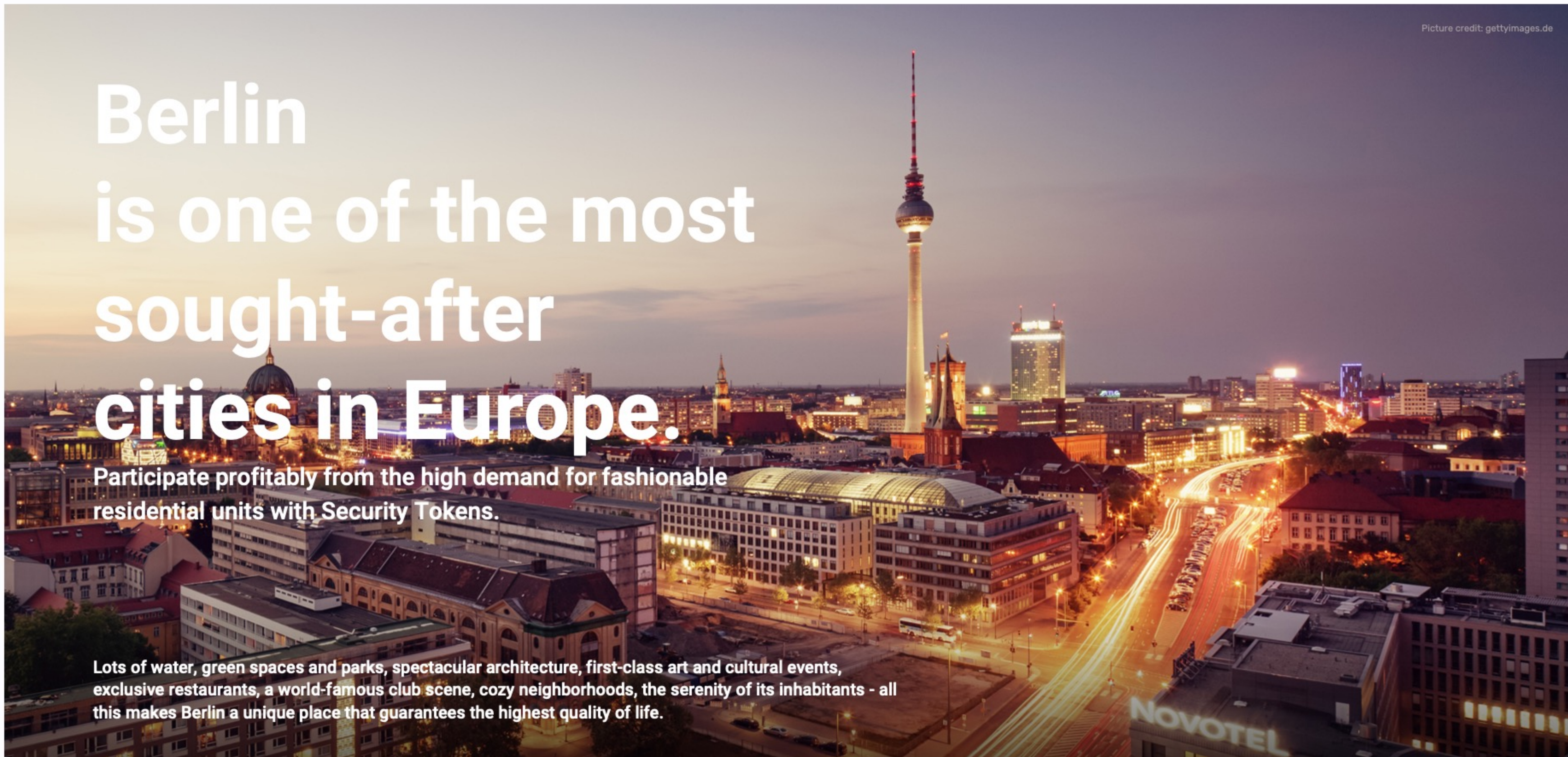
A Black Manta Security Token Offering
Berlin | Luxemburg | Malta | Wien

Berlin is one of the most sought-after cities in Europe.

Participate profitably from the high demand for fashionable residential units with Security Tokens.

Lots of water, green spaces and parks, spectacular architecture, first-class art and cultural events, exclusive restaurants, a world-famous club scene, cozy neighborhoods, the serenity of its inhabitants - all this makes Berlin a unique place that guarantees the highest quality of life.

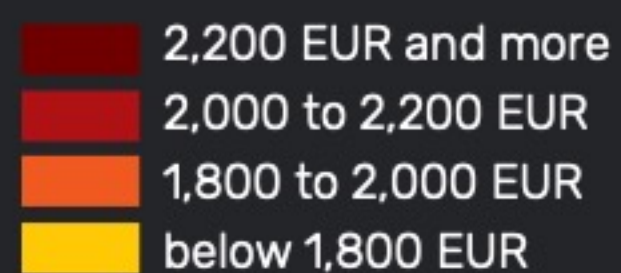
Picture credit: gettyimages.de



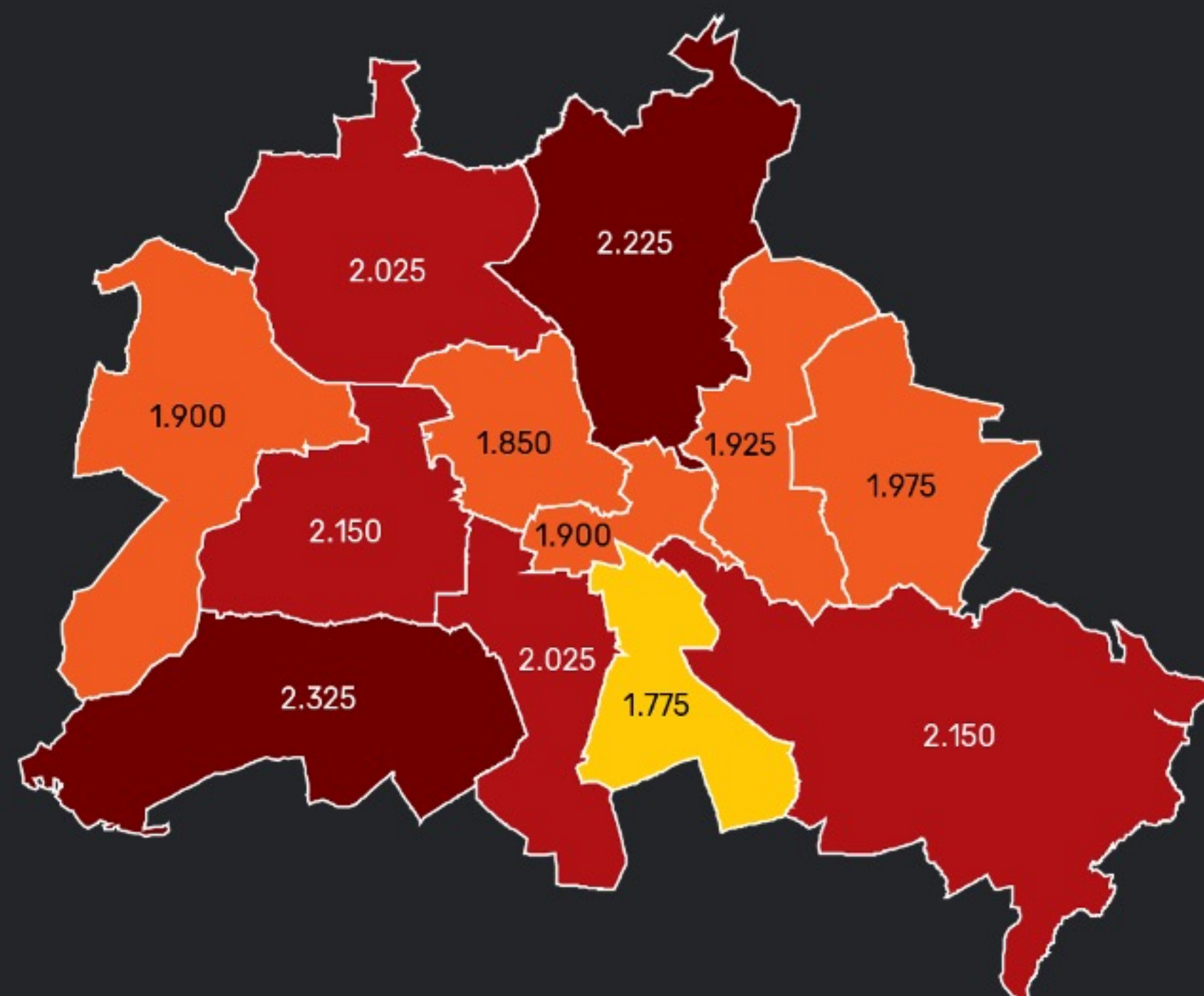
BERLIN

Average available monthly income in the city's districts (median)

(Median, 2017)



Berlin: 2,025 EUR



38.10 m²

Average available personal living space per inhabitant in 2017

Contrary to the nationwide trend, in 2017 the average available personal living space of 38.1 m² per inhabitant was again down on the previous year. This development is mainly attributable to the increase in population, which is much more dynamic than housing construction.

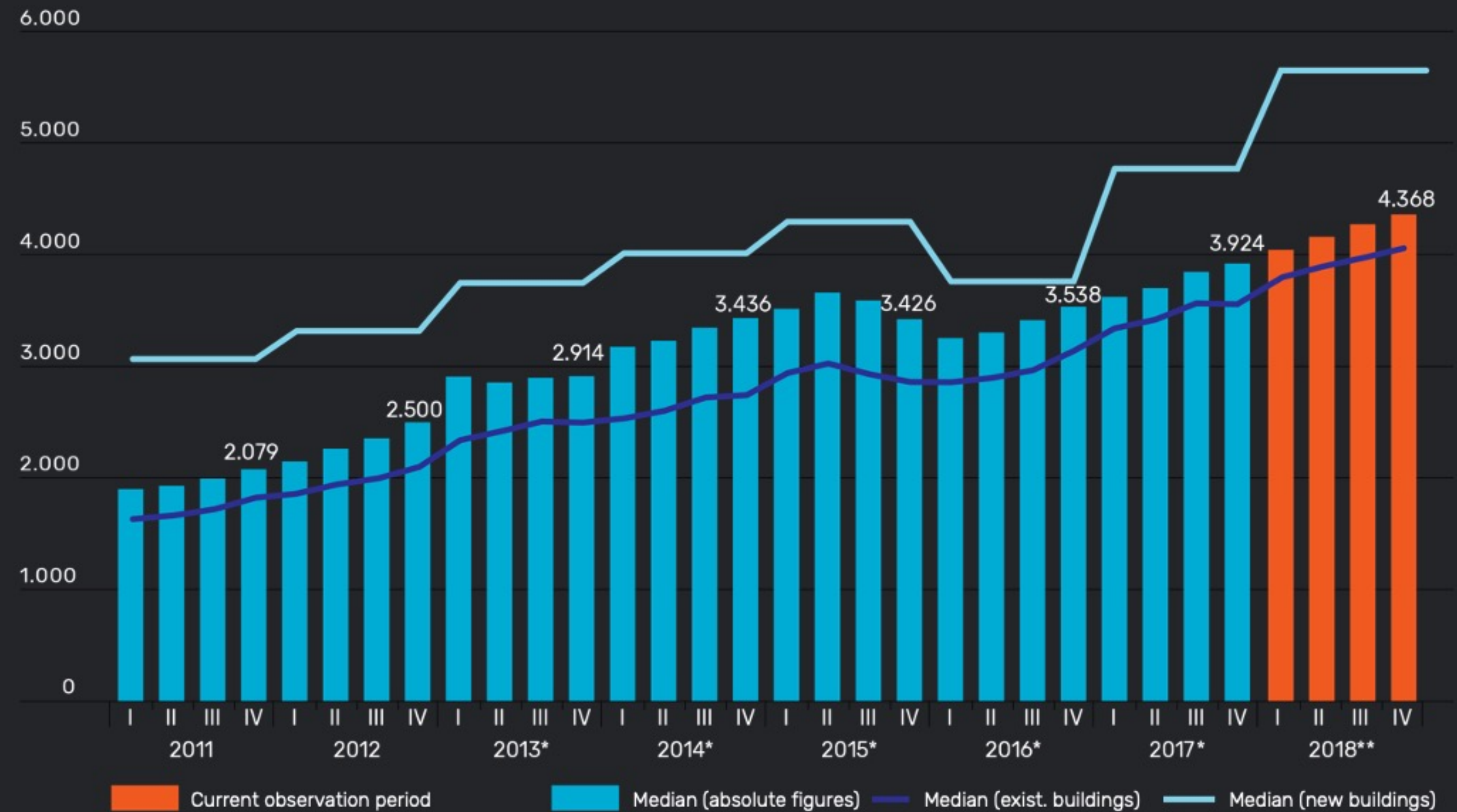
BERLIN

Prices for sales of residential owner-occupied flats (Median, 2001-2018)

The dynamic increase in purchase prices for flats continued unabated in 2018 as well. The average asking price (new building and inventory) in the fourth quarter of 2018 was EUR 4,368 / m².

Compared to Q4/2017, Berlin registered an increase in the square meter prices by around 11% or EUR 444 / m².

In 2018, as in the previous year, the development in the segment of newly built flats proved to be more dynamic than in the portfolio of existing flats. The bid price for a newly built flat averaged 5,649 EUR / m² in 2018.



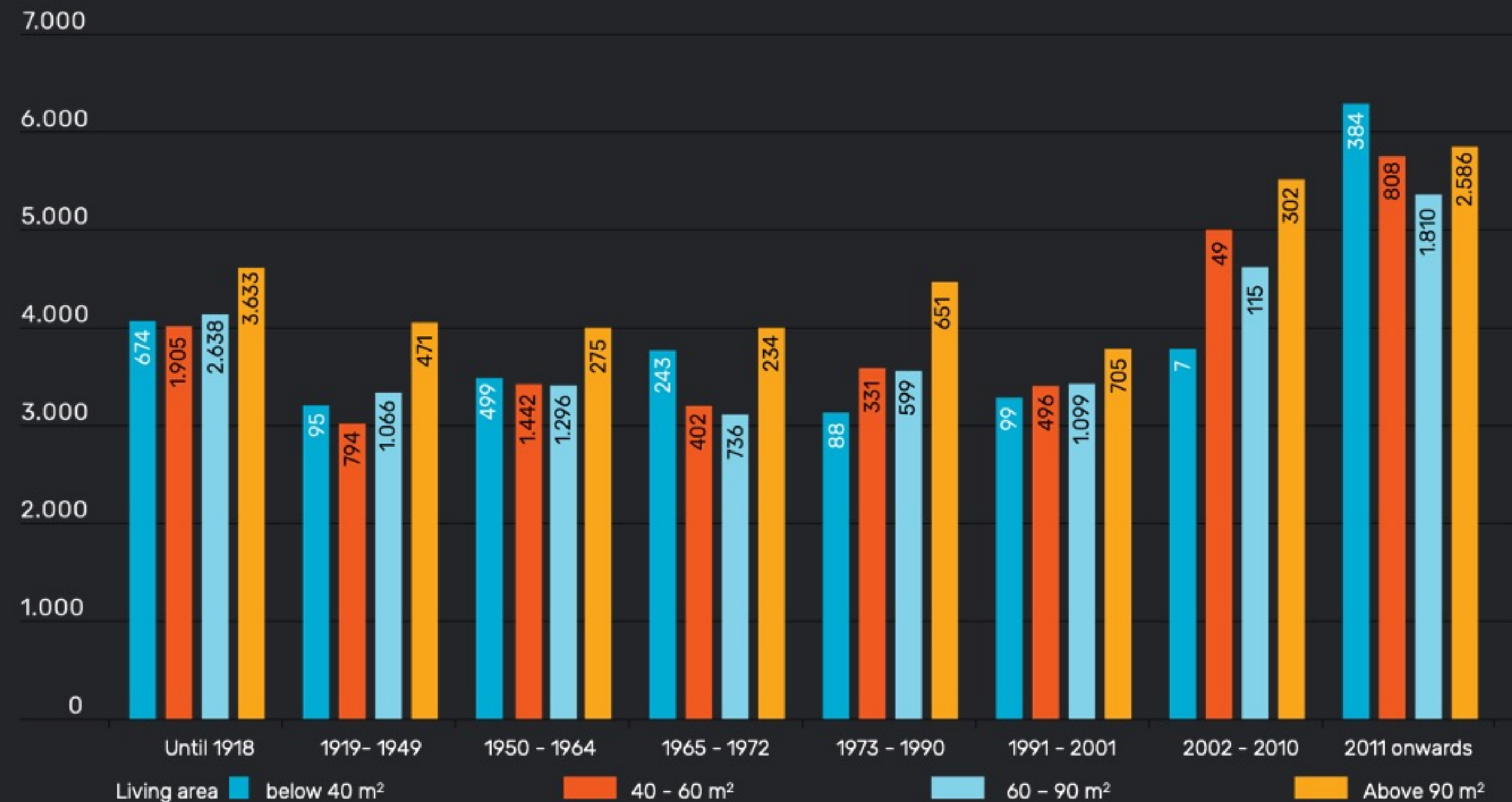
Note: * From I/2013 onwards, refined data cleansing; all properties completed in the year under consideration or in the previous year are considered new buildings (new building values shown annually). ** Data basis changed from I/2018

BERLIN

Development of prices for sales of residential owner-occupied by structural age groups and living spaces (Median, 2018)

In most structural age groups large flats feature a premium price per m² over smaller ones.

Only in newly built flats a contrary market situation has emerged with the smallest flats featuring the highest prices of all classes.



PROJECT OVERVIEW

Real estate tokens represent an interesting asset class for private investors

- Tokens securitize participation in the substance and profit of the company in a block-chain-based market environment currently dominated by coins without intrinsic value.
- Access to a real estate investment starting at EUR 500.
- Limited duration of the tokens and redemption including a predetermined share of the total profit.
- Future tradability in a secondary market (as soon as available), allowing investors to realise profits before redemption.
- Quarterly investment reports with financial and operational information.
- Exclusive access to the sale of the ready-to-move-in apartments at a reduced price during a sales period exclusive for token holders. This makes the investment in the tokens comparable to a savings for the future purchase of a profitable real estate development business, which is typically reserved for large investors.
- Investment in a specific German property in the capital city of Berlin and its appreciation.
- The focus is on the phase with the highest expected increase in value through development and rapid realisation.
- The project is backed by successful, well-capitalised and experienced property developers in the Berlin market who have proven expertise and a positive track record.

Use of funds

The funds raised in the Security Token Offering (STO) will be used for specifically described investments in the development of of the real estate project only.

20%

PARTICIPATION IN THE PROJECT'S OVERALL PROFIT

Parallel interests of the project sponsor with the token holders

The structure ensures parallel Interests of the project sponsor with the token holders, since the total profit (or loss) of the project is divided 80:20 between the project sponsors and the token investors.

TOKEN OFFERING

Facts & Figures

TIGRIS S17A BERLIN REAL ESTATE TOKEN OFFERING

**Participate in a profitable
real estate project,
as it is usually reserved for
large investors –
starting at 500 Euro**

Picture credit: Photo by Simone Hutsch on Unsplash

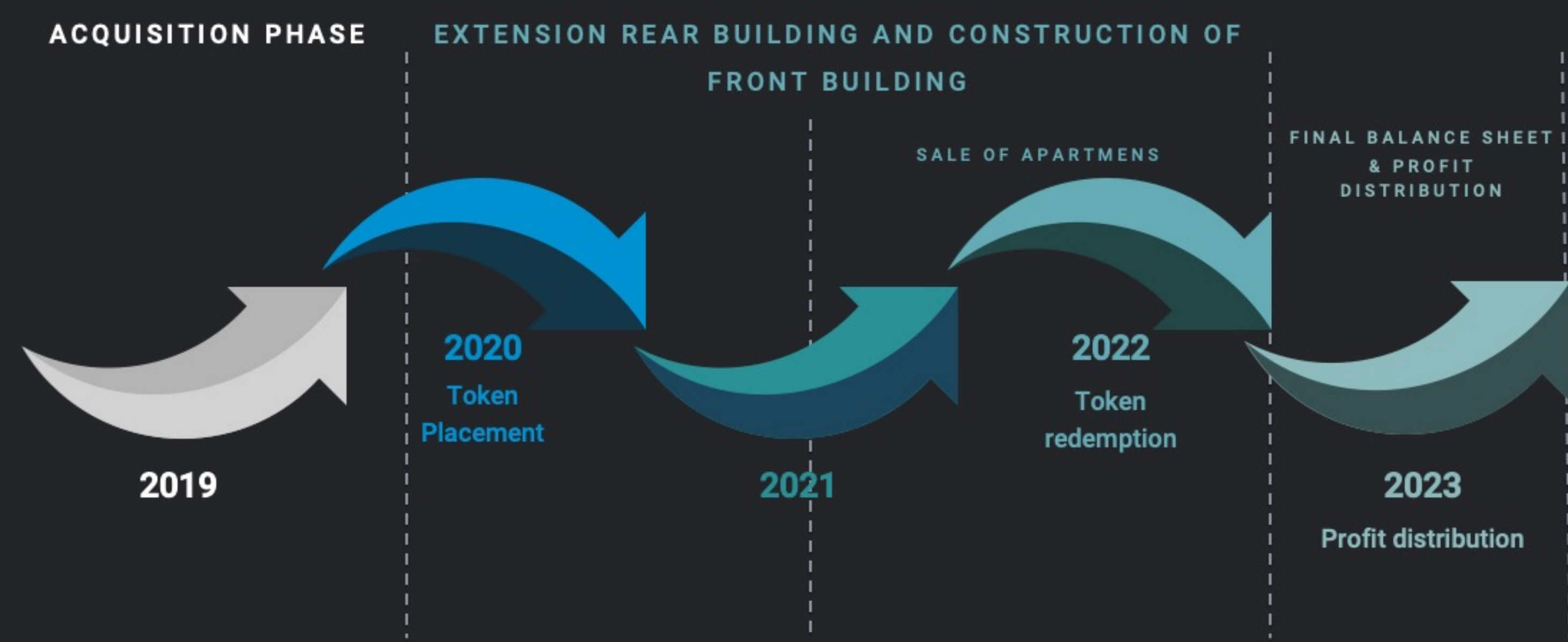
- ① The token holders participate in the profit resulting from the sale of the residential building in Berlin, its renovation and the subsequent sale of all apartments.
- ② The majority of the apartments will be in the range of 40-60m². These are currently the highest valued units in Berlin.
- ③ The total project volume amounts to € 10,943,398, of which € 1,999,500 will be financed via tokenised participation rights.
- ④ After the sale of the apartments, the token investors will have a 20% share in the total project profit.
- ⑤ The capital of the token holders, together with the equity of the sponsor and debt capital, will be used exclusively for the realization of this project.
- ⑥ The management's non-binding estimate for the project profit amounts to EUR 1.8 million. On this basis, the return for each token holder is 8% p.a. (IRR before tax).
- ⑦ If the token investment exceeds EUR 25,000, the token holders will be given preference in the purchase of the apartments and save the brokerage fee.

Summary of the Terms of the Profit Participation Rights and the Offering

Picture credit: Photo by Simone Hutsch on Unsplash

Issuer	Tigris Immobilien GmbH, Waaggasse 5/21, 1040 Vienna, Austria.
Volumen	Total nominal amount: EUR 1,999,500.
Legal Nature of the Participation Rights	Tokenised qualified subordinated participation rights. Token holders participate in the profits and losses of the company as well as the assets and the liquidation profit.
Participation rights priority	Preferred to equity, subordinated to all debt.
Profit participation, redemption amount	The redemption amount is dependent on the company's total profit. In case of a balance sheet profit the redemption amount is composed of the paid-in nominal capital plus 20% of the balance sheet profit of the final balance sheet. There is no fixed interest.
Duration	For the duration of the existence of the Issuer. For more details on the redemption schedule and profit participation, please see the terms and conditions of the profit participation certificates.
No obligation to make additional contributions	The token holders are not obliged to make additional contributions to the issuer.
Nominal value of one token	EUR 500.
Minimum subscription amount	EUR 500. Any subscription in excess of this amount can only be made in multiples of this amount.
Preference in the sale of apartments	There will be an exclusive purchase offer phase and a discounted purchase price for those token holders who have at least 25,000 EUR nominal value. (For detailed information and schedule please see the terms and conditions of the profit participation certificates).
Offer period	14 April 2020 until 31 May 2020 (with possibility of premature closing)
STO Lead Manager	BMCP GmbH (www.blackmanta.capital).
STO Lead Manager Fee	3.5% of the volume placed
Wallet	Subscribers must have at their disposal a wallet software that supports ERC20 tokens.
Transferability	Freely transferable to any identified person (AML, KYC Compliance).
Accepted currencies for subscription	Euro, Ether or Bitcoin.
Investor Relations and ongoing information	Quarterly reports with summarized (operating and financial) results of the company and the project.

Schedule



THE BUILDING

Location, data & facts

Picture credit: Photo by Alana Harris on Unsplash

STRALAUER ALLEE 17A,
BERLIN-FRIEDRICHSHAIN/KREUZBERG

**“ This is the
place where
people live, work
and celebrate.”**

The fully licensed property is located in 2nd line to the Spree (the former wall strip), directly at BeachBars, Treptower Park, at the intersection Friedrichshain-Kreuzberg-Alt-Treptow (sculpture Molecule Man) - in a very trendy location of Berlin Friedrichshain/Kreuzberg. Only a few minutes' walking distance is Ostkreuz, the most frequented transfer station of the S-Bahn in Berlin, from where you can reach Schönefeld Airport in only 15 minutes.

The neighbourhood is characterized by its dynamic development and already offers a home for the modern, international, hip Berliners. In this area people live, work and celebrate. Many well-known companies have settled in the area ("Mediaspree"). At present, the last free building areas are being used for construction, the existing old buildings are being upgraded and office and living space is being re-densified with new high-rise towers.

In this location, the initiators have the rare opportunity to develop one more object. The project has a usable area of around 2,000 m². Approximately half of it consists of an old building, which is already in good condition, and is supplemented by a new, architecturally modern front building. The overall completion is planned for 2022. After completion of the project, the units will be sold to owner-occupiers or investors.

The use will focus on apartments for short-term rental and owner-occupiers. This trend towards greater flexibility and reduced room sizes with maximum efficiency and functionality is omnipresent and in great demand in Berlin - as in all major cities. A small coffee bar with service facilities and a common area rounds off this offer perfectly. Instead of the no longer obligatory and also no longer needed own garage spaces, there will be many bicycle parking spaces.





MAP

Stralauer Allee 17A, Berlin - Friedrichshain/ Kreuzberg



- ① 5 minutes by car to Warsaw Bridge
- ② 10 minutes by car to the Samaritan quarter
- ③ 15 minutes by car to Alexanderplatz
- ④ 16 minutes by car to Hackescher Markt, 10178 Berlin
- ⑤ 18 minutes by car to Schoenefeld airport



Apartments

There are 23 apartments in the old building, 6 of which are rented out.

The front building (new building) will be entirely newly constructed. 20 residential units are planned there. The apartments situated there are being designated as vacation apartments. A commercial area will be established on the ground floor, above it six upper floors and the roof terrace will be built and sold. No subsidies are taken up (free financing).

All residential units offer modern, energy-efficient and bright living space. The roof terrace of the front building offers a view of the Spree and the Molecule Men. It is available for the users of the vacation apartments.

Planned equipment in the new building

- Increased sound insulation according to DIN 4109
- Windows in aluminium/wood with shading
- Living rooms with parquet flooring, bathroom tiles
- High quality sanitary equipment
- High quality kitchens (Bulthaup or similar)
- Network cabling cat 7
- Smart home, WiFi throughout the house, smart locks
- Underfloor heating, cooling

Planned equipment in the old building

The old building will be carefully brought up to today's standard without affecting the classic old building appearance of the 19th century. The adaptations of the common areas and the apartments are based on the good building fabric and will be adapted according to needs and actual conditions.

The old building character of the flats will be preserved:

- Composite wooden windows
- Living rooms with wooden flooring, tiles in the bathroom
- High quality fittings in the bathrooms
- Partly new high quality kitchens (Bulthaup or similar)



THE ISSUER

Facts & Figures

ABOUT TIGRIS

TIGRIS Immobilien GmbH

- ✓ Tigris is an experienced and successful real estate developer in Berlin and Potsdam.
- ✓ The company has been buying, developing, renting and selling residential property for over 10 years.
- ✓ A total of 13 properties have been developed so far. The total investment volume amounts to approximately EUR 25 million.



More than 10 residential properties were acquired, developed and successfully sold in Berlin. Below are examples and key data of some of these projects:

Top-renovated old building in up-and-coming location: Türkenstrasse 4-5, 13349 Berlin-Wedding

Total sales price	€ 4.1 mln.
Useful surface	2.950 m ²
Project duration	50 months
IRR	22%

Industrial loft meets Wilhelminian style in "Kiez" location: Thomasstr. 27, Berlin-Neukölln

Total sales price	€ 4,3 Mio.
Useful surface	1.490 m ²
Project duration	36 months
IRR	21%

Monumental old building in a prominent location: Schlossstrasse 31, 12165 Berlin-Steglitz

Total sales price	€ 7,0Mio.
Useful surface	3.572 m ²
Project duration	50 months
IRR	14%



Disclaimer

Note on the availability of legally binding documents and information

A securities information sheet has been prepared for this public offering in accordance with Section 4 of the German Securities Prospectus Act (Wertpapierprospektgesetz, WpPG) and filed with the German Federal Financial Supervisory Authority (Bundesanstalt für Finanzdienstleistungen, BaFin). This filing is not to be understood as an endorsement of the security tokens or participation rights offered. An information sheet pursuant to § 4 (1) Z 1 Alternative Financing Act (AltFG), as well as the terms and conditions of the profit participation certificates in German and English language were also prepared, which contain all information relevant for investors regarding this offer. These documents have been published <https://blackmanta.capital/tigris-s17a> as of 1 March 2020, contain important risk information and are the sole selling documents. They are also available to investors free of charge at the registered office of the Issuer.

The Issuer recommends that all interested investors read the above-mentioned documents before making an investment decision in order to fully understand the potential risks and opportunities of the decision to invest in the Security Tokens.

This promotional material serves as additional information for investors. It supplements the above-mentioned documents with additional non-binding details and illustrations as well as publicly available information.

Past performance, information on rates of return and information on past market conditions do not allow reliable conclusions to be drawn about future developments.

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