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1 INTRODUCE

INTRODUCE

VIETNAM MARKET

INADEQUACIES & SOLUTIONS



INTRODUCE

Moonka - Global Real Estate cryptographic platform.

Moonka revolutionizes the real estate sector with Blockchain technology, Helps create a common investment protocol, escrow, peer-to-peer transactions.

Bringing benefits: 24/7 instant liquidity, transaction transparency, cost optimization, etc.,



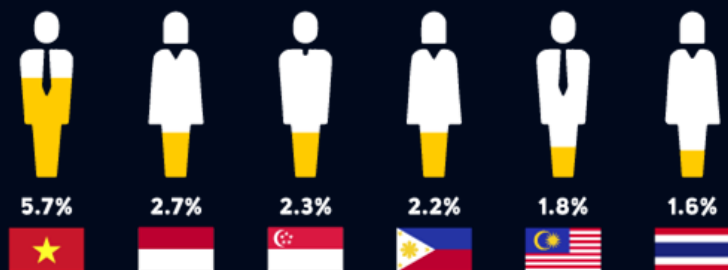
MISSION

Applying Blockchain Technology to Real Estate investment opens the door for investors around the world to have the opportunity to invest in the potential Vietnamese Real Estate market with just a few taps.

MOONKA exchange is a project incubated by KardiaChain.

VIETNAM MARKET

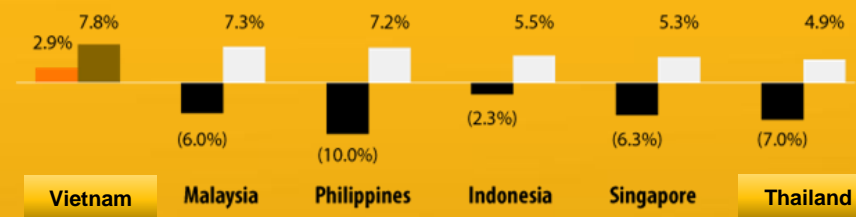
- **GDP growth is stable.**
High economic growth rate > 5%.
- **Household income increases**
GDP ~ \$3.500 in 2020 vs. \$2.555 in 2015.
- Top best country anti-epidemic **COVID-19**.
- Shift investment from **short-term** to medium and **long-term**.
- **Promote Real Estate investment.**



INFRASTRUCTURE SPENDING IN TERMS OF % GDP

REAL GDP GROWTH RATE

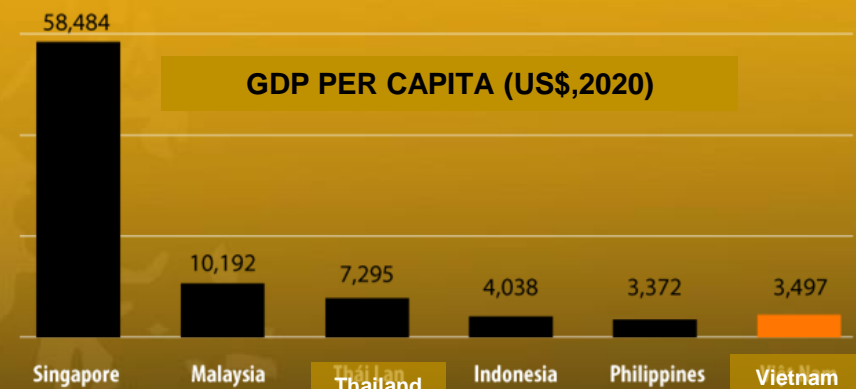
Vietnam compared to Southeast Asian countries



* based on average estimates from IMF, World Bank, ABD, S&P

2020 2021 (Ước tính)

GDP PER CAPITA (US\$, 2020)



Nguồn: Statista

COMPETITIVE ADVANTAGE

(Unique Selling Points)



Tuning the international digital asset investor community with potential and passion for Real Estate investment in Vietnam.

+5,000 peoples



MOONKA Real Estate is curated by a network of members with local market knowledge and policymaking experts.

Profit potential



MOONKA only encodes Real Estates that meet the legal criteria set by Vietnamese law and the appraisal unit.

Legal transparency



ABOUT TOKEN MOONKA

Moonka token is a **membership token** (Utility token), only **members** of Moonka can participate in real estate investment on the Moonka platform.

The number of MKA tokens is **Limited**, so the number of members of the Moonka system is also finite. This is also a privilege for the first members of Moonka.

The holders will **share profits** in MKA Token

MOONKA ECOSYSTEM

- Real Estate Marketplace
- Investment Mobile App
- P2P Exchange
- Staking
- Lending
- Services (Legal, Consultant...)
- Yield Farming
- Moonka Ambassador

INADEQUACIES

It is difficult for retail investors to access real estate projects ✕

Longer liquidity time ✕

High legal risk ✕

It is difficult for foreigners to invest in real estate in Vietnam ✕

SOLUTIONS

✓ Dividing real estate assets

✓ Quick liquidity support 24/7

✓ Legal support for property

✓ Foreigners can invest easily



Global Access



Cost optimization & fast transaction



Quick liquidity time 24/7



Increased security & transparency



Use benefits from the token ecosystem

OPPORTUNITIES FOR INVESTORS FROM  MOONKA



2 MOONKA MODEL

MEMBER BENEFITS

SELLERS

INVESTORS

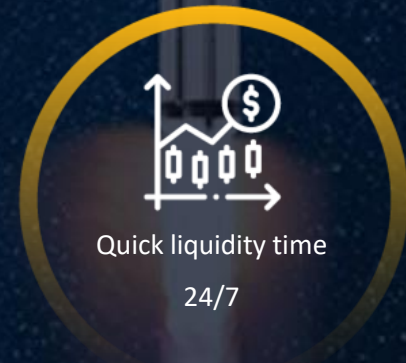
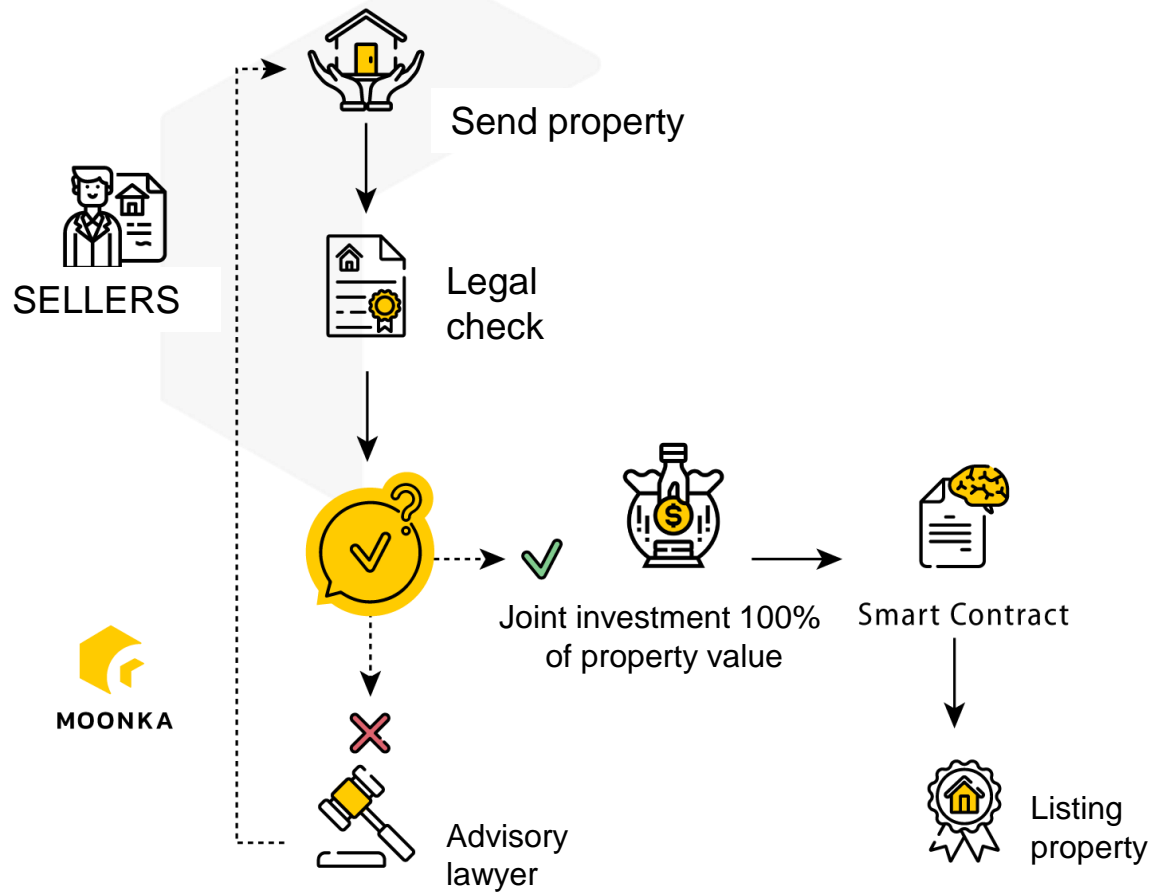
MEMBER BENEFITS

	BASIC	STANDARD	COMPANION
■ <i>Transaction Discount</i>	3%	5%	10%
■ <i>Investment Priority</i>	3rd	2nd	1st
■ <i>Legal Support</i>	10%	30%	Free
■ <i>Access Reports</i>	No	Yes	Yes
■ <i>Access Ecosystems</i>	No	Yes	Yes
■ <i>Access the Information</i>	No	No	Integrated

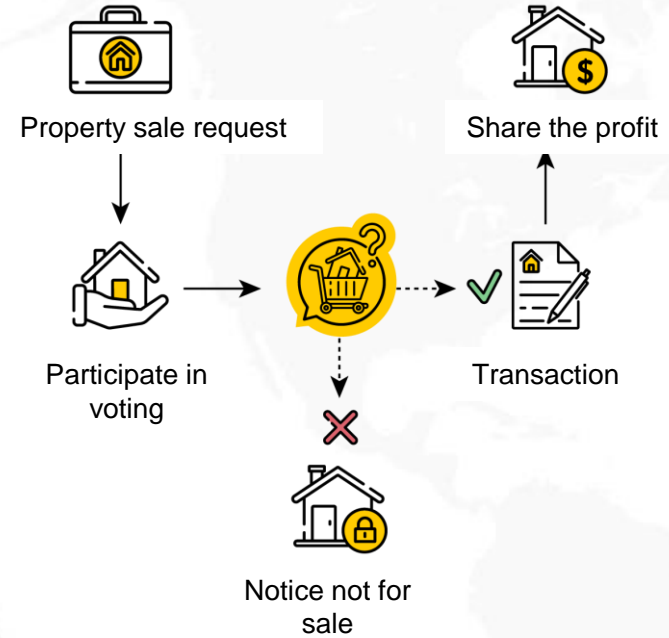




SELLERS



**IMPROVED BENEFITS FOR BROKERS,
PROPERTY OWNER**



51% votes to agree with the selling price and conditions. *



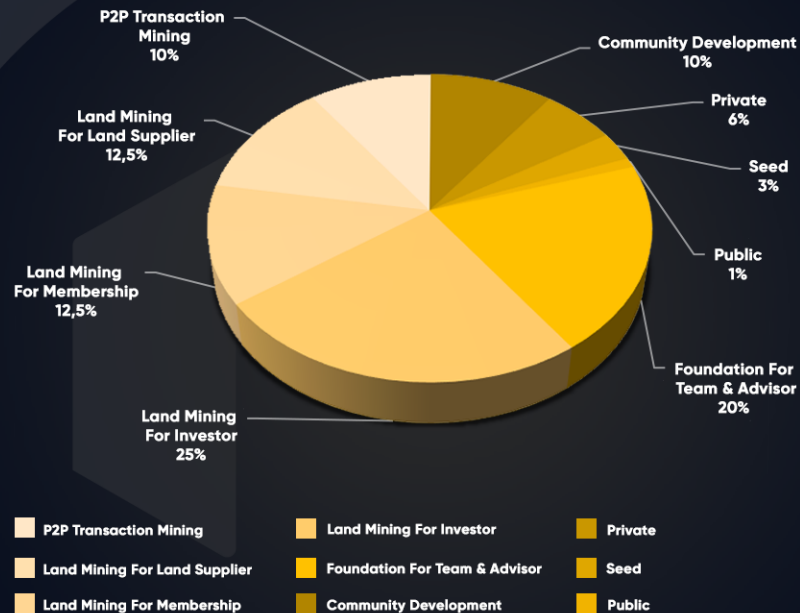
MOONKA





3 TOKEN METRICS

TOKEN METRICS



ROUND	TOKEN PRICE	USD AMOUNT	TOKEN AMOUNT (MKA)	STATUS
Seed	\$0,05	\$ 150,000	3,000,000	Finish
Private	\$0,075	\$ 450,000	6,000,000	Finish
Public	\$0,15	\$ 150,000	1,000,000	Finish

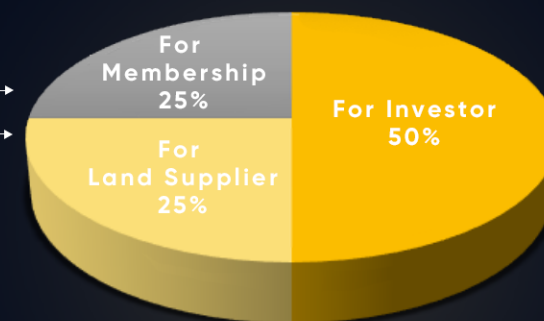
USAGE OF FUND RAISED		
ROUND	SUPPLY(%)	TOTAL PRICE (\$)
Platform Development	40%	\$ 300,000
Liquidity & Exchange	22%	\$ 165,000
Operations (Legal, Administration, etc.)	8%	\$ 60,000
Marketing & Sales	30%	\$ 225,000

ROUND	% SUPPLY	CONDITIONS
Foundation For Team & Advisor	20%	4 years vesting, six months cliff, linear unlock starting from the 7th month.
Community Development	10%	4 years vesting, 15% release at TGE. linear unlock starting from the 7th month.
Seed	3%	2 years vesting, 1 year cliff, linear unlock starting from the 2nd year.
Private	6%	Lock Membership to invest in Real Estate, 1 month cliff after unlocking Membership (Time for review documents related to real estate).
Public	1%	100% release at TGE.
P2P Transaction Mining	10%	10 MKA token to generated per transaction P2P Real Estate's token trade on MOONKA. Division rule: 50% for Buyer, 50% for Membership belong to level.

Real estate **raise successful** on MOONKA will be converted into MKA token to generated per transaction at raise fund success.
1 Billion VNĐ value = 1000 MKA

	SUPPLY (%)	TOKEN AMOUNT (MKA)
Investor	50%	500
Land Supplier	25%	250
Membership	25%	250

LAND MINING

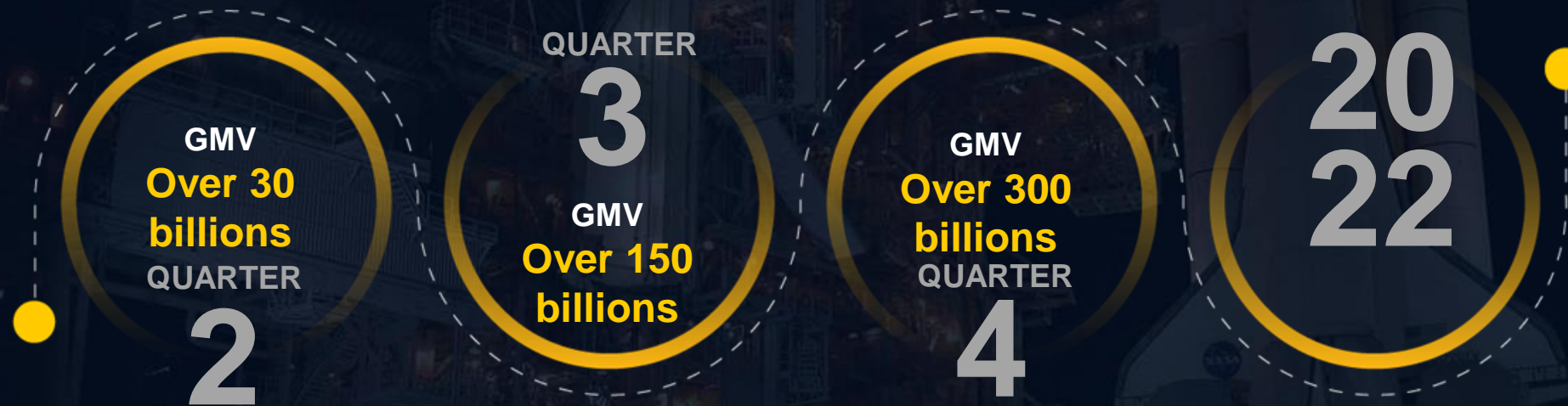




ROAD MAP

- **Public sale (IDO) & Trading on exchanges.**
- The official version platform for 500 members.
 - At least 25 Real Estate products.

- Members can post Real Estate for sale on the platform.
 - MKA token lending service package.
- Additional services to support **foreign investors**.
- And many more outstanding features will be released.



- **Private sale.**
- Limited edition platform for 100 members.
- At least 5 Real Estate products.

- **P2P feature, Wallet product.**
- Extended version platform with 1,000 members.
- Platform for foreign investors (multilingual).
- At least 100 Real Estate products.

****GMV: Gross merchandise value.**



4 ABOUT US - MOONKA

CO-FOUNDERS

ADVISORS

CO-FOUNDER TEAM



MR. NGUYỄN TẤN PHONG
CO-FOUNDER

Investors have more than 10 years of experience in the field of Real Estate. Standing member of Vietnam Real Estate Brokers Association. Real estate legal training for more than 1,000 professional brokers.



MR. NGUYỄN MINH TRÍ
CO-FOUNDER

Having more than 12 years of experience in the software field, having held the position of Chief Engineer in software projects in domestic and foreign companies.



MR. NGUYỄN THANH THIỆN
CO-FOUNDER

Senior engineer with more than 10 years of experience working at leading corporations in Silicon Valley such as Amazon, Oracle, and Google.

At the same time, he has been the technical team leader of KardiaChain since 2018.

ADVISORS



MR. DŨNG NGUYỄN
ADVISOR

Vice Chairman of Vietnam E-commerce Association (VECOM)
Member of the Board of Directors
at Yeah1 Group.



MRS. NGUYỄN HƯƠNG
ADVISOR

Senior Managers at Top Real Estate
Groups in Vietnam
Real Estate Specialist with more than
25 years of experience working in
domestic and foreign corporations.

A dark, atmospheric image of an astronaut floating in space, with the Earth's horizon visible in the background. The astronaut is wearing a full spacesuit and is positioned centrally. To the left, there is a large, faint, stylized graphic of a curved arrow pointing right, composed of several segments.

 **MOONKA**
THANK YOU!

hi@moonka.io

