

Mat is Link Club?

Link Club is a real estate marketplace where you can buy fractions of luxury properties using blockchain-backed Smart Contracts—starting at just \$20,000. With each fraction you buy—you become a co-owner of a real-world property.

* How does it Work?

Each property is organized into its own 'Club'—an LLC that holds legal title to the property. When you buy a fraction:

- You become a registered member of the property's LLC.
- Your ownership is securely recorded and enforced by a smart contract on the blockchain.
- You're entitled to a proportional share of rental income and property appreciation.
- You gain governance rights to vote on key decisions.

M Is this Real Property Ownership?

Yes. When you buy a fraction, you're becoming a legal co-owner of a Florida-based LLC that holds the title to the property. As a member of that LLC, you receive:

- Ownership rights and responsibilities
- Voting power on key decisions
- A share of net rental income
- Limited personal-use nights (typically 2 per fraction per year) on select properties

Will I Receive Rental Income?

Yes. Net rental income is distributed monthly, after deducting expenses like taxes, HOA, and management. Your share is proportional to the number of fractions you own.

Note: All financial projections on the platform are illustrative. Rental income and property performance vary based on market conditions, occupancy rates, and operating expenses. Buyers are not promised profits.

Who Manages the Properties?

All properties on Link Club are professionally managed by IONICA WORLD, a techenabled hospitality and asset management platform fully integrated with the Link ecosystem. IONICA handles everything from guest services and dynamic pricing to maintenance and reporting — ensuring a seamless experience for both investors and renters.

If all members of a Club vote to change the property manager, they may do so by selecting a new, approved management company.



Can I Use the Property?

Many properties on Link Club allow owners to enjoy personal use nights based on the number of fractions they hold.

- For every fraction you own, you're granted 2 personal-use nights per calendar year.
- Instead of fixed nights, you receive a booking credit in your IONICA wallet equal to the average nightly rate of the property. This credit resets annually and cannot be rolled over or transferred.
- **#** Example: If the average nightly rate at your property is \$350:
- Own 1 fraction → 2 nights → \$700 credit
- This credit is added to your IONICA wallet and can be used to book anytime, without blackout dates.
- If you book during peak season (e.g., \$500/night), you can still book just pay the \$150 difference.
- ✓ This gives you maximum flexibility to use your time when it's most convenient for you.
- Note: Properties that are leased year-round (e.g., with annual tenants or long-term contracts) do not include personal-use nights, as they're not available for short-term stays.

What are the Types of Fractions?

When you invest through Link Club, you can purchase two types of fractions:

• Pre-Tokenized Fractions:

Available in newly listed or pre-construction properties. These are not yet recorded on-chain and cannot be resold until:

- o All fractions are sold
- The property is delivered
- The ownership is tokenized via smart contract

• Tokenized Fractions:

Fully recorded on the blockchain via smart contracts.

These fractions are eligible for resale on Link Club's peer-to-peer marketplace using compatible wallets like MetaMask or Coinbase Wallet. (Coming soon: traditional resale via escrow and bank transfer.)

How do I pay for a Fraction?

You can pay with:

- Cryptocurrency for tokenized fractions.
- Traditional bank transfer for pre-tokenized or escrow-based purchases

Can international buyers invest?

Yes! Link Club is open to global investors. We recommend consulting a local tax advisor for country-specific reporting or implications. However, LinkClub is not available in countries subject to U.S. sanctions.



Property Status and Availability

Property Status	Can I Buy?	Can I Resell?	Tokenized?	Key Benefits
Operational	Yes	Yes	Yes	Immediate income, resale- ready, liquid
Under Construction	Yes	No (until delivered)	Yes (after club is filled)	Lower entry price, potential appreciation
Pre- Construction	Yes	No (until delivered)	Yes (after club is filled)	Early access, best pricing, long-term upside

How does a Resale Work?

Once your fraction is tokenized, you have the flexibility to resell it through the Link Club Peer-to-Peer marketplace. To list your fraction for sale, there is 2.5% fee. When listing it you can choose between two sale methods:

- On the Blockchain
 - o Compatible with wallets like MetaMask, Coinbase, Trust Wallet.
- Via Escrow (coming soon)
 - Sell traditionally, with an escrow account as intermediary.

Can I Sell My Smart Contract on an External Marketplace like OpenSea?

No. Link Club smart contracts are non-transferable outside the platform.

Ownership can only be reassigned through Link Club's peer-to-peer process, which includes payment verification and legal updates to the LLC's ownership ledger.

Are There Contracts Involved?

Yes. You'll sign a purchase agreement, and all transactions are legally documented.

Ownership is registered on the blockchain and backed by formal legal filings.

Thow Long Is My Investment Term?

There is no fixed holding period. You can hold your fraction as long as you like or sell it (if eligible) through the marketplace once the property has been tokenized.



Do Link Club Owners Receive Tax Documents?

Yes. Each property-specific LLC is treated as a pass-through entity for tax purposes. That means the LLC itself does not pay taxes — instead, each owner is responsible for reporting their share of income, expenses, and depreciation.

- U.S. investors receive a Schedule K-1, which summarizes their portion of the LLC's financial activity for their personal tax return.
- International investors may need to submit a W-8BEN form and are responsible for complying with their local tax laws. We recommend consulting a tax advisor for personalized guidance.

⊕ Is Link Club regulated by the SEC?

No — Link Club is not regulated by the SEC because it does not offer securities. Each buyer receives direct ownership in a property-specific LLC, not a share in a pooled investment vehicle.

Instead, Link Club is governed by:

- State real estate and LLC laws (e.g., Florida statutes)
- Contract law, through each property's Operating Agreement
- Consumer protection laws relevant to digital marketplaces
- Federal AML/KYC regulations, including compliance with FinCEN and OFAC guidelines

Link Club takes legal compliance seriously and works with legal counsel to ensure ongoing adherence to applicable laws.

m Do I need to set up an LLC or open a U.S. bank account?

No — each property is already held through an LLC. When you purchase a fraction, you become a member of that LLC, and the rental income is distributed to your IONICA wallet from where you can allocate it to your Paypal or Bank Account.



What Happens If I Want to Upgrade My Investment (Buy More Fractions)?

You can purchase additional fractions of any available Club at any time. Your ownership and personal use benefits will scale accordingly.

X Who Covers Repair or Maintenance Costs?

All ongoing costs — including repairs, property management, and insurance — are shared among owners and deducted from rental income before distributions.

What Happens If the Property Is Sold on the Traditional Market?

If the Club votes to sell the entire property on the traditional market, proceeds from the sale are distributed proportionally to all Smart Contract holders. The Club is then dissolved, and your ownership concludes with a final payout based on your share.

How Is the Value of a Fraction Determined?

The price of a fraction reflects the current market value of the property divided by the total number of ownership shares available.

Fraction prices also include legal and administrative costs related to LLC setup, platform service fees, smart contract deployment, compliance, as well as a 6-month reserve for property expenses.

In pre-construction phases, pricing may be lower to reflect the early-entry opportunity.



Disclaimer:

Link Club is a real estate marketplace platform that facilitates connections between property sellers and buyers of fractional interests in real estate. Link Club does not offer or sell securities, nor does it provide financial, legal, or tax advice. All information provided is for general informational purposes only and should not be considered investment advice or a solicitation to buy or sell any financial instrument.

Any representations of projected income, appreciation, or returns are estimates based on historical data and market assumptions. Actual performance may differ and is not guaranteed. Buyers are strongly encouraged to conduct their own due diligence and consult with qualified advisors before making any investment decisions. Participation may not be available in jurisdictions where such offerings are prohibited by law. Users must comply with all applicable laws and regulations in their respective country of residence. Please refer to our official Terms of Use and associated policy documents.