

The Location

Located on Marjan Island is **Ras Al Khaimah (UAE)**, 45mn from **Dubai Airport**, “most attractive place in the Near East”, with unique landscapes. Strong increase in tourists (1 Million in 2018), +19% in 2015, CAGR 10.43% over the last 3 years, AED 2.4 Billion tourism revenues, Average daily rate growth of 7% in 2018, Hotels occupancy rate up to 76 %, EMAAR The Residence under construction, beach front, 18-hole golf courses

The Asset

DIC Token are “Asset backed” by DIC FAM Resort development on Al Marjan Island, 295 Million \$, completion late 2023:

- **Al Mahra Resort** (G+12 Hotel Appt. 548 keys)
- Pre-selected **Steigenberger Hotel** (G+12 Hotel 575 keys)
- Pre-selected **Steigenberger Residences** (G+12 Service Apartments 384 keys)

The Private Token Offering (private placement)

DIC PTO release of 35 million DIC tokens at 1US\$/token

- 29 million DIC Tokens for accredited investors – 83%
- 350,000 DIC Tokens for Marketing – 1%
- 1,750,000 DIC Tokens for the Management Team – 5%
- 350,000 DIC Tokens for Affiliate Program – 1%
- 3,500,000 DIC Tokens for Founders / Shareholders – 10%

Pre-sales for with discounts (12%, 8%, 5%), Affiliate program Tradable on leading exchanges upon PTO completion

The Returns

- **Interest** - 7% p.a. in a single annual payment, for 5 years; First settlement rate 1 year from DIC’s PTO closing date then consecutive settlements on each December
- **Premium** – Additional 5% premium paid on the 5th year with buy-back of principal investment
- **Returns** - Net 44.5% IRR, net 3.1x profit multiple



Additional Benefits

- **Buy back option** – Accredited investors have option apply to our buyback program (re-purchase of tokens by the company) after three (3) years, subject to terms&conditions
- **Tradable:** Tokens tradable on leading crypto-exchanges. Options to HODL the tokens or trade them
- **Affiliate & bounty programs:** available for our investors
- **Default Event** - In the event of interest payment default, investors entitled to a pro-rata equity share in the Development or a conversion into a real estate unit
- **Conversion rights** - After a 3 years’ holding period, token holders can convert their tokens and accumulated interest (and premium if at the exit time) into a physical possession of a Unit in DIC Resort at an advantageous discount rate
- **DIC Token Digital Dashboard Secure** - Investors will be able to monitor their token holdings on a secured digital dashboard wallet on DIC PTO’s official website.
- **Time Sharing Membership (TSM)** – Up to five years option for up to 30 days free usage of a hotel or apartment Suite in either one of the three complexes
- **World-class luxury Steigenberger Resorts operator** is pre-selected, Sixth-time in row winner of Service Champion Award, part of Deutsche Hospitality Group (Germany)

The Team

Sponsors



Dr. Faisal
Ali Moussa
Chairman



Dr. Lubos
Riha - Vice
Chairman



Cyril Piaia
CEO



DIC RESORT



