



### Democratizing Access to Real Estate Development for the Masses!

CurveBlock is a disruptive innovation in the Real Estate FinTech space improving the Shared Economy by democratizing access to real estate development through a regulated green initiative, digital equity fund. Our development projects will be zero carbon, energy positive to eliminate emissions and power both your home and vehicle indefinitely, 100% non-reliant on the electric grid.

#### The Opportunity

Real estate development as an asset class is not currently available to the retail investor. CurveBlock is opening those doors and currently has £16+mm in gross development value on the platform with £5.1mm in projected profit

**Market Size:** \$280.6t global market, adults ≥20 - 51.66mm in the UK and 148.4mm in the US

**Competitors:** Crowdfunding is the closest competition currently but only offers interest on loans 99% of the time and no liquidity

**Competitive Advantages:** The USP is an easy to use investment platform that offers an automatically diversified portfolio of developments with liquidity

**Business Model:** Investment fund with passive income for life, open to all investors with as little as £10, 94% of investors have or plan to invest again

#### Company Milestones

**Funding:** £276k raised with 74 unique investors including 15 Angels - equity investment and digital shares, £3,741 investor LTV with £0 CAC

**Marketing:** No marketing has been done to date until regulatory compliance is approved. Once approved, social media outreach, video and email campaigns to bring in new investors

**Traction:** Live RE projects in development, Founders Institute cohort graduate 2020, CurveBlock name trademarked, Innovator of the Year finalist ExForces Business Awards 2020, Startup of the Year finalist Great British Entrepreneur Awards 2019, clickable prototype, scaled by international law firm CMS, accelerated by traditional bank NatWest, passed HMRC due diligence for SEIS/EIS

#### Management

The directors have all worked in the construction industry and have worked together for the last 2+ years building CurveBlock

**GARY WOODHEAD** - CEO with 25+ years in the residential and commercial construction industry with deep involvement in the world of blockchain which lead him to the genesis idea of CurveBlock

**JOEY JONES** - CRCO with many years of business management experience building successful teams and companies. Joey is a Former Registered Investment Adviser with 37 agents geographically dispersed with a successful exit and extensive knowledge of compliance and regulatory issues

**MATT COUCH** – MD Land & Development with 15+ years’ experience in real estate with a reputation for being able to add value to existing sites with consent by improving unit mix, optimising unit plans and delivering additional capacity on both surplus and under utilised land.

#### Financials

**Amount Sought** – £2.2mm this round with no future rounds planned

**Exit** – Targeting IPO in year 6 or 7

**Objectives of the Financing** - Production of platform – regulatory compliance & marketing UK/ Europe and USA

**CurveBlock™ Ltd has EIS tax exemption certification** (SEIS taken and £1mm EIS already reserved).

**Location:** The Company is based in Leeds and London, UK.

£M	Year 1	Year 2	Year 3	Year 4	Year 5
Total Costs	1.8	1.5	1.8	2.1	2.4
Profit & Loss	2.99	18.9	27.6	40.4	59.4