



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. The developments we invest in will be zero carbon, energy positive to eliminate emissions and power both your home and vehicle indefinitely, contributing to instead of taking from 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 £110+mm in gross development value on the platform with £19.22mm 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: £420k raised with 91 unique investors including 30 Angels, 1 VC - equity investment and digital shares, £2,312 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 – £1mm remaining 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