



*Guestier*

Residential Boutique

III

Token GB3

A Digital Securities  
Offering by  
StoBox + Wconnect



# INDEX

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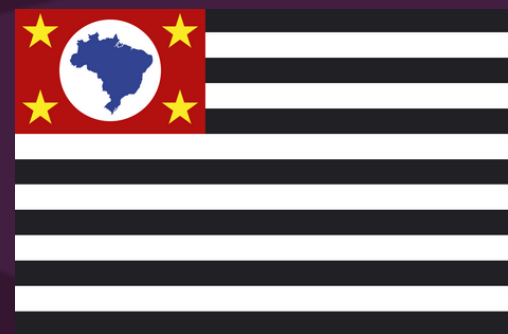
# THE COMPANY

The Guestier Group originates from a European company that has been operating in the real estate market in the state of São Paulo, Brazil, for 11 years. With a focus on the needs of Brazilians for quality living, Guestier Residencial Boutique aims to meet customer expectations.

We develop urban communities that prioritize quality of life and residents' happiness while also committing to future generations through the implementation of sustainable practices.

Our differentiating factor is the creation of innovative housing destinations that combine concepts of leisure and well-being services, hospitality, security, technology, landscaping, and architecture. All of this is done to offer our clients a unique and unforgettable experience.





ESTADO DE SÃO PAULO - BRASIL

São Paulo Residential Property Digital Ofering





# BAURU

Geographic features	
Total area	667,684 km <sup>2</sup>
Total population (estimated IBGE/2021)	381 706 hab.
Rank in São Paulo state:	SP: 18°
Population density:	571,7 hab./km <sup>2</sup>
Climate:	High-altitude tropical (Cwa)
Altitude	526 m
Time zone:	Brasília Time (UTC-3)

Indicators	
Human Development Index (PNUD/2010)	0.801 - very high
Rank in São Paulo state	SP: 20°
Gross Domestic Product (IBGE/2016)	R\$ 13.141.085
Rank in Brazil:	68th
Gross Domestic Product per capita (IBGE/2016)	R\$ 35.577







Bauru is a municipality located in the interior of the state of São Paulo, Brazil. It is the most populous municipality in the Central-West region of São Paulo. It belongs to the Bauru Mesoregion and Microregion, located northwest of the state capital, approximately 326 km away. The municipality covers an area of 673.488 km<sup>2</sup>, with 68.9769 km<sup>2</sup> being urban perimeter and the remaining 604.51 km<sup>2</sup> constituting the rural zone. In 2021, its estimated population by IBGE was 381,706 inhabitants, making it the 18th most populous in São Paulo.



São Paulo is the most populous and economically developed state in Brazil. Located in the Southeast region of the country, it has an area of approximately 248,222 km<sup>2</sup>. With a population of over 46 million inhabitants, São Paulo is the financial, industrial, and commercial center of Brazil, hosting numerous national and international companies.

The Gross Domestic Product (GDP) of São Paulo state is the highest among all Brazilian states. In 2019, São Paulo's GDP was approximately 2.2 trillion dollars, representing about 33% of the total GDP of Brazil. The state has a diversified economy, encompassing sectors such as industry, agriculture, trade, services, and technology.

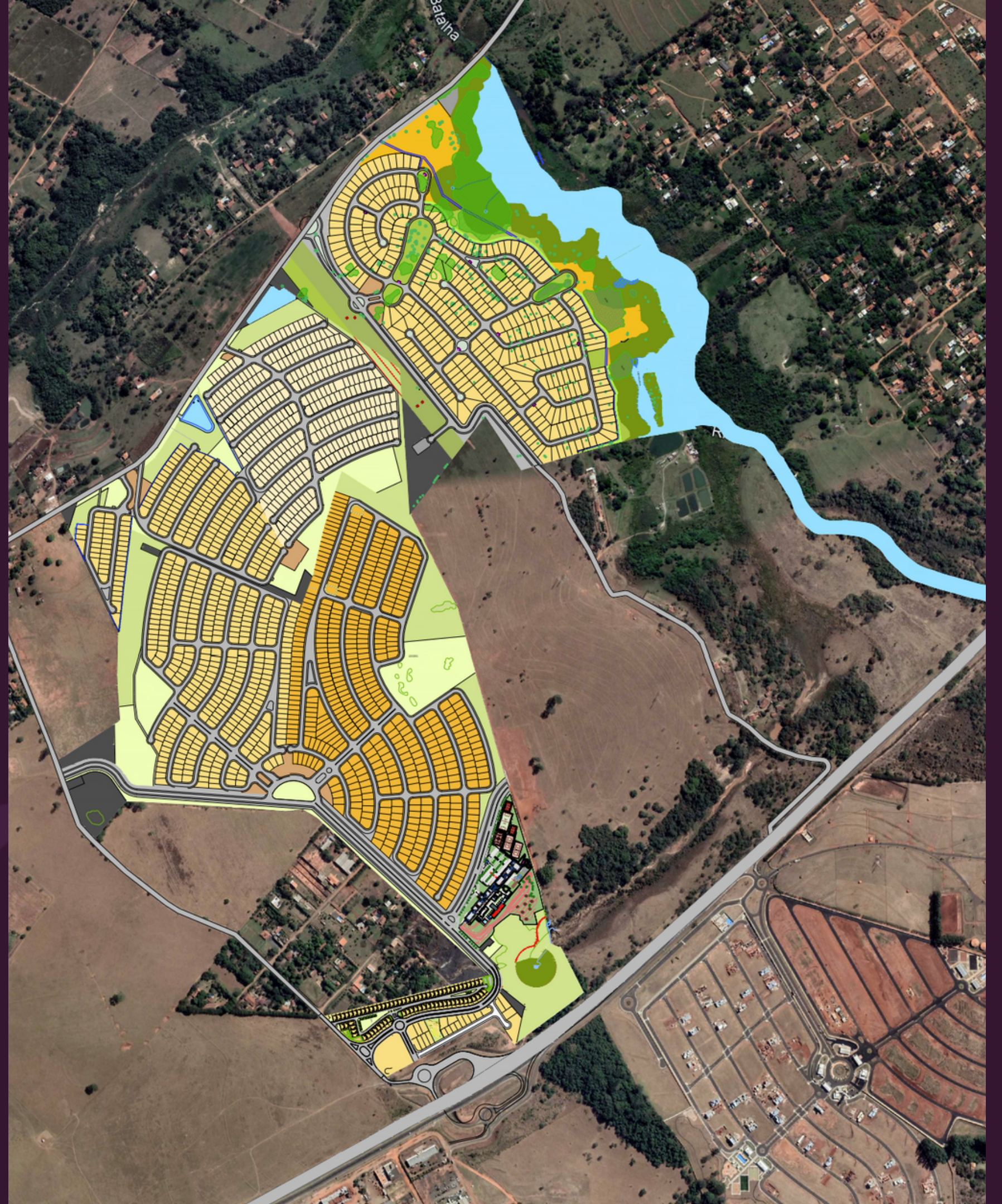
When compared to other countries in South America, São Paulo's GDP is significantly higher than that of any other country in the region. For example, in 2019, São Paulo's GDP was higher than the GDP of countries like Argentina, Chile, Colombia, Peru, and Ecuador.

<b>Posição</b>	<b>Localidade</b>	<b>População</b>
1	São Paulo	21 571 281
2	Campinas	3 224 443
3	S. J. dos Campos	2 528 345
4	Sorocaba	2 120 095
5	Santos	1 848 654
6	Ribeirão Preto	1 702 479
7	Piracicaba	1 481 652
8	S. J. do Rio Preto	918 000
9	Jundiaí	835 251
10	Franca	667 416
18	Bauru	381 000



# Become part of the Guestier destination

- The Guestier Bauru destination is a real estate development consisting of four subdivisions, a housing condominium, a commercial area, and several leisure infrastructures, with the standout feature being the Guestier Resort Club. In total, the Guestier destination accommodates 1,844 residential units, 25 commercial units, and 3 leisure units, developed on an area of 1,800,000 square meters.
- There is a great emphasis on landscaping, designed by architect Benedito Abudd, with extensive green spaces, native vegetation, and a lake.
- Stringent sustainability criteria are implemented, including selective waste collection, solar energy, shared bicycles, electric vehicle charging stations, mobility options, and water reuse.
- Located just 10 minutes from downtown Bauru, it enjoys privileged accessibility in an area known for high-end developments.









100% Sold Out

90% Sold Out



*Guestier*  
Residencial Boutique

Launch June 2020

499 lots + Guestier Club

PSV: R\$110,000,000

100% project completed



*Guestier*  
Residencial Boutique  
— II —

Launch June 2022

388 lots

PSV: R\$ 74,000,000

Work in progress



*Guestier*  
Villas

Launch July 2023

72 houses

PSV: R\$ 72,000,000

Delivery in July 2026



*Guestier*  
Residencial Boutique  
III

Launch September 2023

534 lots

PSV R\$ 120,000,000

Delivery in September 2025





*Guestier*

M a l l

Launch March 2024

23 commercial lots

PSV R\$ 15,000,000

Delivery in March 2026



*Guestier*

G r e e n V a l l e y

Launch October 2024

400 lots

PSV R\$ 150,000,000

Delivery in October 2026



  
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The offer



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# Guestier

Residencial Boutique

III

## Overview of the project



Guestier III Subdivision, consisting of 534 residential lots, is part of the Guestier Bauru destination. It is the third phase of the previous two successful subdivisions, launched within a span of two years and 100% sold out, totaling 838 lots.

It benefits from a wide and comprehensive leisure area, with 4,600 m<sup>2</sup> of operational constructions, including a pool complex, water slide, infinity edge, beach area, and wet bar. There is also a spa with a heated pool, sauna, jacuzzi, and massage rooms, as well as a restaurant, bars, cinema, event hall, kids' space, teen space, barbecue park, and a skate park.

All infrastructure for water, sewage, electricity, and road paving to access the subdivision has been constructed. The Guestier residential, commercial, and leisure destination is consolidated and has been a great sales success.





## Why raise funds through tokens?

Guestier Residencial Boutique always strives to carry out its projects with excellence, using its own resources and partnerships with Brazilian banks and funds. However, with the vision of expanding its sources of funding and providing opportunities for small and medium-sized investors, the company has decided to take a step forward and explore the international market.

With the goal of diversifying its sources of financing, Guestier has chosen to raise international funds through token issuance. This innovative strategy will allow investors from different parts of the world to participate in the company's growth and success, while benefiting from being part of a solid and promising venture.

Guestier's decision to adopt token-based fundraising is a demonstration of its progressive vision and adaptability to changes in the global market. By opening its doors to investors with different profiles, the company is democratizing access to investment opportunities in the construction sector, which were previously restricted to large institutional investors.

This initiative also brings advantages to Guestier as it enables greater agility and flexibility in the fundraising process. By leveraging blockchain technologies and the benefits of tokens, the company can reduce the bureaucracy associated with traditional forms of financing, becoming more agile in obtaining the necessary resources for its projects.

Furthermore, raising international funds through tokens contributes to the internationalization of the Guestier brand. The company will have the opportunity to become a global reference in the industry, establishing strategic partnerships and expanding its network of investors worldwide.





# Guestier

Residencial Boutique

III

- Located on the "Luxury Highway" in the southern part of Bauru municipality, surrounded by various high-end developments.
- Access roundabout to a privileged highway.
- Just 10 minutes away from downtown Bauru.
- Only 2 km away from the city of Piratininga, offering all services and amenities.





# Highlights of the project



- 534 Residential Lots in the established Guestier destination
- Privileged and fully developed access
- Just a ten-minute drive from downtown Bauru
- Produced and marketed by a successful brand
- Leisure area includes an artificial beach, beach bar, event hall, coworking space, mini market, beauty salon, gym, beach tennis, soccer field, tennis courts, and a kids' theme park
- Features such as cycle paths, shared bicycles, solar energy, selective waste collection, electric vehicle charging points, native vegetation, distinctive landscaping, and a leisure park
- Access to the fully operational Guestier Bauru Club: restaurant, indoor pool SPA, massage rooms, sauna, jacuzzi, cinema, kids' space, teen space, skate park, terrace bar, pool complex, 40-meter infinity edge, social jacuzzi, beach area, wet bar, water slide, and a kids' pool
- Hotel services and facilities



# Opportunity



- Invest in a solid and established destination
- A company with proven know-how
- A company without financial liabilities
- A company without legal liabilities
- A company with tangible assets, solid and with strong potential for appreciation
- A company projected to have sales of R\$1.6 billion in the next 7 years
- A company projected to have 5,000 real estate units in the next 7 years
- A company with strong compliance rules
- A Group with over a decade of experience in the real estate market in Brazil
- A solid, friendly, and sustainable company





## Why invest digitally?

Real estate tokens, also known as real estate tokens, are a relatively new form of investment that has attracted the interest of many investors due to their various advantages.

Below, we present five key reasons to invest in real estate tokens:

1 - Access to global real estate markets: Real estate tokens offer investors the opportunity to access real estate markets worldwide with greater ease and speed compared to traditional real estate investments.

2 - Liquidity: Real estate tokens enable the buying and selling of fractions of properties with greater ease compared to traditional real estate investments, providing greater liquidity.

3 - Portfolio diversification: Investing in real estate tokens can be an effective way to diversify your investment portfolio, reducing risk and increasing potential returns.

4 - Transparency: Real estate tokens are built on blockchain technology, known for its high transparency and security. This allows investors to track their transactions and market movements in a clear and reliable manner.

5 - Ease of investment: Real estate tokens are accessible to anyone with an internet connection, making it possible for investors of all sizes to invest in real estate and enjoy the benefits of the real estate market.



# Project Sales Plan

- Project approved by public authorities
- Sales launch scheduled for September 2023
- Gross Development Value (GDV) USD \$23,000,000
- Sales curve: 30% at launch
- 10% in the second month
- 10% in the third month
- 50% over 18 months























Guestier Participações, the Stobox platform, and the tokenization company Wconnect offer investors an excellent investment opportunity in Guestier Residencial III, the Guestier Bauru 3 token - GB3.

**CAPITAL RAISE**

USD 7M

**TOKEN PRICE**

USD 1.00

**MINIMUM QUANTITY**

100

<b>TOKEN ACQUISITION</b>	<b>TOKEN PRICE</b>
1st BATCH - UP TO USD 1,000,000	0.95
2st BATCH - UP TO USD 1,000,000	0.97
3st BATCH - UP TO USD 5,000,000	1.00



# Financial projection of the investment and Investor return table.

<b>DISTRIBUTION</b>	
New investors	\$ 7.000.000,00
New Investor - Capital Pmt	\$ 7.000.000,00

<b>DISPOSITION</b>	
Net Operating Income	\$ 30.216.339,62
Valuation	\$ 30.216.339,62

<b>OFFERING COSTS</b>	<b>%</b>	
Tokenization		\$ 117.396,23
Marketing	2,00%	\$ 140.000,00
New Investors		\$ 257.396,23

<b>SALE</b>	
New investors	100%
After New Inv Cap	100%

<b>VALUATION</b>	
Funding	\$ 7.000.000,00
Offering Revenue	\$ 7.000.000,00



# Financial projection of the investment and Investor return table.

FINANCIAL METRICS	YEAR - 0	YEAR - 1	YEAR - 2	YEAR - 3	YEAR - 4	YEAR - 5	YEAR - 6
Real estate sales	\$ 1.115.727,36	R\$ 4.228.524,74	\$ 6.145.234,33	\$ 3.473.832,82	\$ 2.827.454,21	\$ 2.618.193,91	\$ 2.606.404,83
Available cash	\$ 1.115.727,36	\$ 4.228.524,74	\$ 6.145.234,33	\$ 3.473.832,82	\$ 2.827.454,21	\$ 2.618.193,91	\$ 2.606.404,83
	YEAR - 7	YEAR - 8	YEAR - 9	YEAR - 10	YEAR - 11	YEAR - 12	
	\$ 2.508.618,96	\$ 2.279.371,40	\$ 1.963.873,77	\$ 1.874.178,31	\$ 697.969,87	\$ 7.755,22	
Available cash	\$ 2.508.618,96	\$ 2.279.371,40	\$ 1.963.873,77	\$ 1.874.178,31	\$ 697.969,87	\$ 7.755,22	

INVESTOR	YEAR - 0	YEAR - 1	YEAR - 2	YEAR - 3	YEAR - 4	YEAR - 5	YEAR - 6
New Investor - Paid-in Capital	\$ 4.900.000,00	\$ 2.100.000,00					
New investor - Return		\$ 1.713.950,00	\$ 2.342.900,00	\$ 2.050.300,00	\$ 1.896.300,00	\$ 536.550,00	
Stobox - 0,50%		\$ 7.000,00	\$ 7.000,00	\$ 7.000,00	\$ 7.000,00	\$ 7.000,00	
New Investor - Total	\$ 4.900.000,00	\$ 1.706.950,00	\$ 2.335.900,00	\$ 2.043.300,00	\$ 1.889.300,00	\$ 529.550,00	

REAL ESTATE SALES	YEAR - 0	YEAR - 1	YEAR - 2	YEAR - 3	YEAR - 4	YEAR - 5	YEAR - 6
Lots	\$ 10.343.457,04	\$ 12.642.004,62					
Total real estate sales	\$ 10.343.457,04	\$ 12.642.004,62					



# Financial projection of the investment and Investor return table.

<b>OPERATING EXPENSES</b>	<b>YEAR - 0</b>	<b>YEAR - 1</b>	<b>YEAR - 2</b>	<b>YEAR - 3</b>	<b>YEAR - 4</b>	<b>YEAR - 5</b>	<b>YEAR - 6</b>
<b>Administrative Menagement</b>	\$ -147.763,63	\$ -295.527,25	\$ -246.272,71				
<b>Sales and Marketing</b>	\$ -628.998,88	\$ -822.277,51					
<b>Tokens Maintenance</b>	\$ -1.396,23	\$ -1.396,23	\$ -1.396,23	\$ -1.396,23	\$ -1.396,23	\$ -1.396,23	
<b>Total Operating Expenses</b>	\$ -778.158,73	\$ -1.119.200,99	\$ -247.668,94	\$ -1.396,23	\$ -1.396,23	\$ -1.396,23	

<b>OPERATING INCOME</b>	<b>YEAR - 0</b>	<b>YEAR - 1</b>	<b>YEAR - 2</b>	<b>YEAR - 3</b>	<b>YEAR - 4</b>	<b>YEAR - 5</b>	<b>YEAR - 6</b>
<b>Gross Profit - Real Estate Sales</b>	\$ 1.115.727,36	\$ 4.228.524,74	\$ 6.145.234,33	\$ 3.473.832,82	\$ 2.827.454,21	\$ 2.618.193,91	\$ 2.606.404,83
<b>Operating Expenses</b>	\$ -776.762,50	\$ -1.117.804,76	\$ -246.272,71				
<b>Total Operating Income</b>	\$ 338.964,86	\$ 3.110.719,97	\$ 5.898.961,62	\$ 3.473.832,82	\$ 2.827.454,21	\$ 2.618.193,91	\$ 2.606.404,83
	<b>YEAR - 7</b>	<b>YEAR - 8</b>	<b>YEAR - 9</b>	<b>YEAR - 10</b>	<b>YEAR - 11</b>	<b>YEAR - 12</b>	<b>YEAR - 13</b>
	\$ 2.508.618,96	\$ 2.279.371,40	\$ 1.963.873,77	\$ 1.874.178,31	\$ 697.969,87	\$ 7.755,22	
<b>Total Operating Income</b>	\$ 2.508.618,96	\$ 2.279.371,40	\$ 1.963.873,77	\$ 1.874.178,31	\$ 697.969,87	\$ 7.755,22	



## Financial projection of the investment and Investor return table.

<b>USES OF CAPITAL</b>	<b>YEAR - 0</b>	<b>YEAR - 1</b>	<b>YEAR - 2</b>	<b>TOTAL</b>
<b>Constructions</b>				
<b>Internal infrastructure</b>	\$ 579.504,11	\$ 2.522.682,56	\$ 1.497.052,28	\$ 4.599.238,95
<b>External infrastructure</b>	\$ 49.786,32	\$ 209.497,69	\$ 135.845,54	\$ 395.129,55
<b>Engineering</b>	\$ 48.310,54	\$ 193.242,16	\$ 112.724,95	\$ 354.277,64
<b>Lobby</b>	\$ 4.426,60	\$ 7.377,67	\$ 17.706,40	\$ 29.510,67
<b>Security</b>	\$ 94.165,87	\$ 156.943,11	\$ 376.663,46	\$ 627.772,44
<b>Landscaping</b>	\$ 35.546,94	\$ 59.244,91	\$ 142.187,77	\$ 236.979,62
<b>Artificial beach</b>		\$ 361.679,73	\$ 297.237,61	\$ 658.917,35
<b>Total</b>	\$ 811.740,38	\$ 3.510.667,82	\$ 2.579.418,02	\$ 6.901.826,22



# OUR TEAM



José Miguel

Portuguese, 60 years old Entrepreneur, with a background in Law, with 40 years of experience as a Creator and Manager of Companies and Projects in Europe and Brazil.



Rogério Gagliardi

Brazilian, 35 years old Commercial and Marketing Director, with a background in Business Administration, 17 years of experience in the real estate market, specializing in real estate development and urban planning.



Ralf Bolli

Brazilian, 40 years old Finance and Administrative Director, with a degree in Business Administration and a postgraduate degree in Financial Management, has 20 years of experience in financial planning.





We will be using the Stobox platform, one of the most widely used platforms in the world with over 40,000 investors. In the global FIBREE Industry Report Blockchain Real Estate 2022, Stobox received a rating of 9, the highest rating for platform maturity.

Our tokenization company is Wconnect, chosen by Santander X as one of the 25 most innovative companies in the world among over 3,300 startups from 14 countries. Wconnect specializes in digital transformation with extensive use of blockchain and AI.



wconnect





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Residencial Boutique

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