

KALAMOS

Blockchain-based REITS market investment protocol



Whitepaper

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Introduction

The Kalamos Protocol is a real estate indirect investment platform that allows anyone to easily invest in real estate and buy and sell rights through Real Estate Investment Trusts (REITs). Until now, the traditional asset financial market and the virtual asset financial market have grown independently in their respective areas. Each market has distinct characteristics, leading to contrasting strengths and weaknesses. For instance, the traditional asset market operates under centralized systems, including government institutions, making it fast and easily monitored. On the other hand, the virtual asset market, based on decentralized systems, offers freedom and transparency throughout the entire process.

While the independent growth of each market is important, the Kalamos Protocol aims to propose solutions to connect the traditional asset financial system with the virtual asset financial system. This new proposal involves digitizing real assets using blockchain technology as a new standard to create a market that addresses each other's shortcomings, serving as a crucial starting point in the ongoing process of building a new market.

Kalamos focuses on upgrading the form of contracts to enable the interconnection of asset values. In other words, real-world contracts can be linked on the blockchain, establishing a structure among participants through online and offline decentralized governance. This structure is logically and coherently organized, providing legal effectiveness, decentralization, and swift decision-making among participants.

Introduction

To further enhance the completeness of the Kalamos Protocol, diverse experts in various fields are essential. As a new market, innovative approaches are required, and preemptive measures against risks should be in place. Kalamos eagerly awaits the participation of everyone, and in this spirit, it introduces the considerations and research conducted so far in this document.

Problem

1. Difficulty in Homeownership

The continuous rise in real estate prices has made it increasingly difficult for many people to own homes. The high cost of real estate makes home purchase and asset formation challenging, especially for young generations and low-income households. Additionally, the loan conditions and interest rates required for home purchase have also increased, further complicating the ability to acquire a home.

2. Disappearance of Jeonse (Long-term Deposit Lease)

Due to changes in the jeonse market in a country where the lease culture is active, issues have arisen. In the past, jeonse (long-term deposit lease) was considered more stable than regular leases, but recently, the high jeonse prices have increased the difficulty of living in jeonse residences. This has led to a decrease in stability and predictability in the rental market, and there is uncertainty about alternatives that can replace jeonse.

3. Uncertainty of Returns

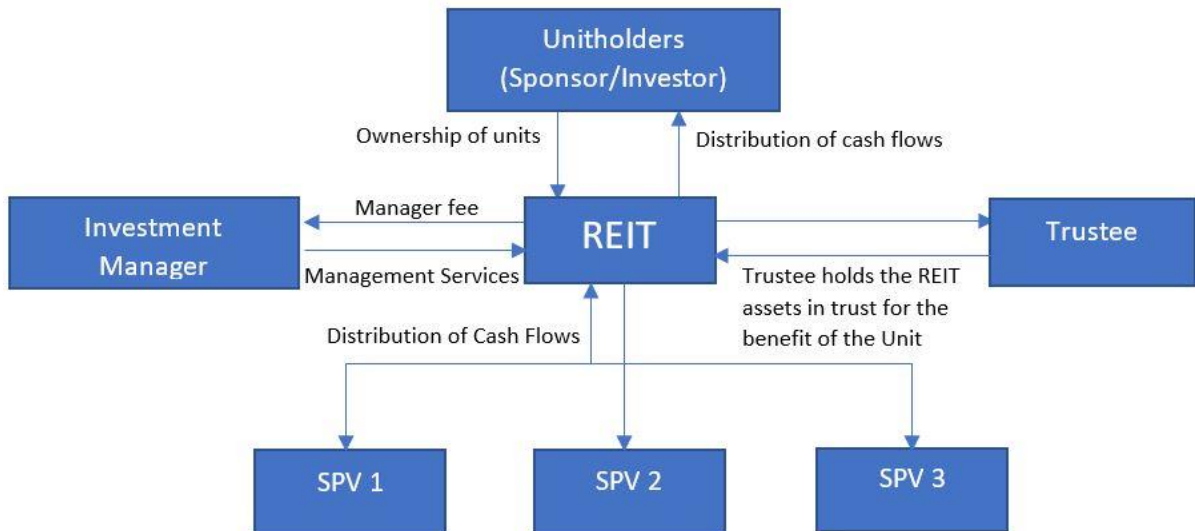
Real estate investors face the challenge of pursuing returns while dealing with the instability and unpredictable factors in the real estate market. The high price volatility and the difficulty of predicting the impact of policy changes make investments more uncertain. Particularly, the continuous difficulty for investors to predict government policies related to real estate or market fluctuations in the financial sector adds to the ongoing challenges.

Problem

These issues constrain the healthy development and fair accessibility of the domestic real estate market. To address these challenges, it is necessary for the government and relevant institutions to formulate appropriate policies and implement improvements to enhance market transparency.

Solution

Kalamos proposes the standards necessary for connecting real-world assets to the blockchain and provides the corresponding technology. The Kalamos REITS (Kalamos Protocol) platform operates as follows, facilitating the tokenization of real-world assets for trading on the blockchain.



Key Value Propositions

Transparency and Trust: Through the transparent transaction records of the blockchain and smart contracts, investors can monitor the real-time processes of asset transactions and profit distribution.

Liquidity and Accessibility

The Kalamos platform, based on the Polygon network, offers investors opportunities to easily access real estate assets and secure liquidity.

Solution

Automatic Profit Distribution

The mechanism of automatic profit distribution via smart contracts provides investors with a swift means of receiving profits while minimizing errors caused by human intervention..

Governance

Asset Token Issuance

The creator wishing to digitize real assets (such as villas, officetels, pre-sale apartments, etc.) and issue them as asset tokens can do so by undergoing a governance approval process in advance. The asset classes covered by Kalamos are outlined below

- Real Assets: Asset-backed tokens, Asset ownership tokens

Expanded Assets: Digital asset tokens, NFT authentication tokens

2) Offline Governance

Comprising a representative, an executive agency, and partners, offline governance establishes contractual relationships with issuers of real asset tokens and records the details on-chain.

3) Online Governance

Online governance consists of stake investors, i.e., general voting rights holders, and a review committee. They hold voting rights for evaluating, approving, and burning issued asset tokens. They can also participate in proposing and voting on various policies within the Kalamos ecosystem.

Governance

4) Development Group

This group proposes diverse opinions and provides technology for the advancement of the Kalamos Protocol. Open to developers worldwide, they can receive compensation for their roles. Additionally, they can contribute to the ecosystem's development by developing various DApps utilizing asset tokens generated by the Kalamos Protocol.

Token Economy

1) Tokenization of REITs Investment Products

Selection of Investment Products: Diverse real estate assets, such as apartments, commercial buildings, etc., are chosen for tokenization. **Tokenization and Issuance:**

KAL tokens are issued, corresponding to the value of each real estate asset.

Investor Protection: Tokens are linked to ownership of the assets, providing investor protection against fluctuations in the value of real estate.

2) Profit Distribution and Incentives

Real Estate Earnings: Profits generated from real estate, such as lease payments or sales, are distributed to KAL token holders. **Profit Distribution:** Utilizing smart

contracts, profits are distributed to token holders at regular intervals (e.g., quarterly, annually). **Governance Incentives:** Token holders contributing to

platform operations and governance decisions receive additional rewards.

3) Liquidity Provision and Trading

Trading Platform: A platform is provided for trading KAL tokens (centralized, decentralized, or digital asset exchanges). **Liquidity Provision:** Offering various

trading pairs to ensure liquidity and activate trading.

4) Security and Regulatory Compliance

Smart Contract Security: Strengthening the security of smart contracts managing tokenized real estate assets and profit distribution. **Regulatory Compliance:**

Adhering to real estate and financial regulations in the respective countries to ensure investor protection and market trust.

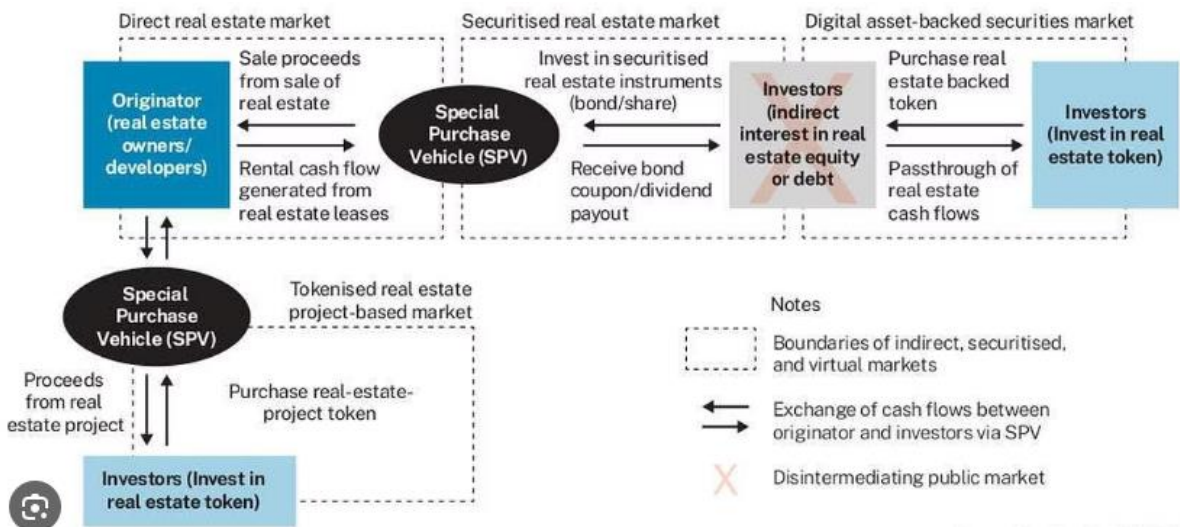
Token Economy

5) Platform Operation and Enhancement

Platform Operation: Efficient operation of activities such as the tokenization of investment products using KAL tokens, running the trading platform, and distributing profits. Improvement and Upgrade: Continual improvement of platform features and security based on community feedback.

6) Community and Governance

Governance Model: Establishing a governance model where token holders actively participate in the operation and improvement of the platform. Community Engagement: Gathering opinions from platform users and providing rewards for community activities.



Token Economy

1) Token name & Symbol

Token name : Kalamos

Symbol : KAL

* main net : MRC-20

2) Token issuance and distribution

Total amount : 3,000,000,000 KAL (100%)

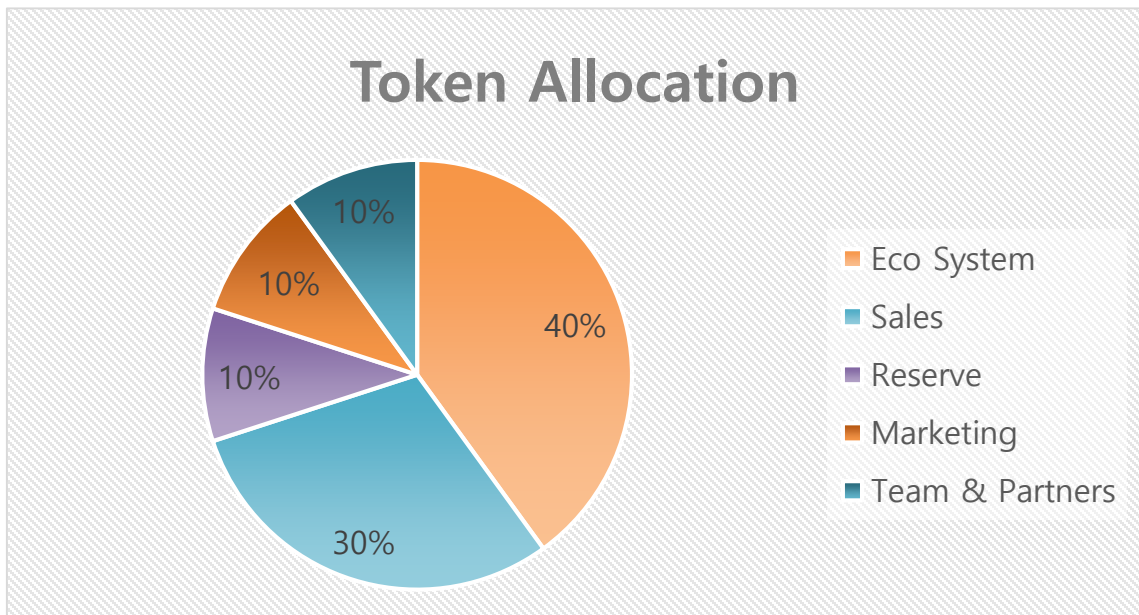
Eco System : 1,200,000,000 KAL (40%)

Sales : 900,000,000 (30%)

Reserve : 300,000,000 (10%)

Marketing : 300,000,000 (10%)

Team & Parthners : 300,000,000 (10%)



Road map

Phase 1: Planning and Infrastructure Development (6 months)

1. Planning and Idea Refinement

Define the goals and plans for the real estate tokenization and virtual asset-based REITs project.

2. Market Research and Analysis

Understand market demand and competitiveness through analyzing real estate market trends, similar projects, and conducting competitive analysis.

3. Team Formation and Partnership Establishment

Assemble necessary experts, form a team, and establish collaborations with partners in the real estate industry and technology sector.

4. Technology Stack Determination and Development Environment Setup

Select a blockchain platform, configure the smart contract development environment, and decide on the required technology stack.

5. Initiate Smart Contract Development

Begin the development of smart contracts for real estate tokenization.

Phase 2: Tokenization and Pilot Operation (9 months)

6. Selection and Testing of Tokenized Real Estate Assets

Choose diverse types of real estate assets, tokenize them, and conduct pilot operations and testing.

7. Development of Platform Interface

Develop a platform interface that enables users to easily manage and trade tokenized real estate assets.

Road map

8. Strengthen Security and Regulatory Compliance

Enhance smart contract security and ensure compliance with domestic and international real estate and financial regulations.

9. Pilot Operation and User Feedback Collection

Start the pilot operation of tokenized real estate assets and collect user feedback for improvements.

Phase 3: Expansion and Growth (12 months)

10. Tokenization of Additional Diverse Assets

Expand tokenization by including diverse real estate assets from various regions and types to diversify the portfolio

11. Exchange Listing and Liquidity Enhancement

Pursue token listings on major virtual asset exchanges and ensure liquidity.

12. Introduction of Governance System

Introduce a governance system for platform operation by gathering user opinions.

13. Formulation of Global Expansion Plan

Develop a strategy for expansion into international markets, not limiting growth to domestic markets.

Phase 4: Maturity and Continuous Development (Ongoing)

14. Diversification and Improvement of Financial Products

Develop various financial products utilizing real estate tokens and enhance existing products.

Road map

15. Community and User Enhancement

Sustain marketing and promotional activities for community engagement and user growth.

16. Technological Improvements and Innovation

Strengthen platform functionality and security through continuous technological development and innovation.

Disclaimer

The Kalamos Protocol is a REITS project that connects two financial domains: physical assets and digital assets. Please note that some statistics and variables may be subject to modification depending on the version of the whitepaper, and certain aspects that can be voted on as new proposals by governance institutions after the official distribution of the ecosystem may be subject to changes outlined in the whitepaper.

The information provided in this proposal (or whitepaper, hereinafter referred to as "whitepaper") is intended solely for those who have received this material for evaluating the Kalamos Protocol and the Kalamos Token. The Kalamos team (referring collectively to the Kalamos Foundation, its shareholders, employees, and affiliates) has prepared this whitepaper as a reference document to provide specific information about the platform and the team. This whitepaper is not an invitation to invest in the Kalamos team or platform or related purposes. The Kalamos team prepared this whitepaper based on facts, but no whitepaper, including conclusions, can guarantee accuracy in the future.

Disclaimer

The Kalamos team does not claim or guarantee any kind of accuracy regarding this whitepaper and assumes no legal responsibility. For example, the Kalamos team does not guarantee that i) this whitepaper was prepared based on legal rights and does not infringe on the rights of third parties; ii) the whitepaper guarantees commercial value or utility; iii) the whitepaper is suitable to achieve your specific goals; iv) there are no errors in the content of the whitepaper. Additionally, the scope of the disclaimer is not limited to the examples above. If you use this whitepaper as a reference or basis for decision-making, including actions (which is not limited to using it as a reference document), the resulting consequences are at your discretion, and you should be aware that you are responsible for all consequences, regardless of profit or loss, resulting from your decisions.

Disclaimer

The Kalamos team hereby notifies that they will not be liable for any compensation, reimbursement, or other liabilities for damages, losses, debts, or other losses incurred due to the use of this whitepaper. This whitepaper includes plans prepared during the preparatory stages of the Kalamos project. The content of this whitepaper is not used as a crucial element in contracts and will not impact future contracts or transactions. The primary purpose of this whitepaper is to provide basic information and future progress to potential investors, partners, and customers to enable decisions related to the use of the Kalamos platform. Furthermore, the content of the whitepaper should not be considered as guidelines or inducement for investment; it is merely technical and informational for the future market. Therefore, this whitepaper cannot make promises regarding potential risks and uncertainties inherent in investments.

This whitepaper is essential data for Kalamos and will be updated extensively to apply Kalamos platform widely and enhance the profitability of various users using the platform. While the content can be translated into different languages, there may be discrepancies in accurately conveying the content. The Kalamos platform will continually evolve to activate residential real estate transactions. The development process will be continuously improved. In case of discrepancies between the content of the whitepaper and the implementation of technology, technology implementation will take precedence over the whitepaper.

Disclaimer

Caution during the Operation of the Kalamos Platform

There might be delays in the actual real estate contract between the Kalamos platform and the real estate seller during the pre-sale process of real estate tokens, or delays in exercising the right to receive monthly rent income due to holidays.

Anti-Money Laundering (AML) Compliance

Buyers must agree not to engage in any form of money laundering, illegal currency trading, or other restricted activities through the purchase of Kalamos tokens and related derivatives from the Kalamos platform. Each participant must be aware not to sell, exchange, or dispose of Kalamos tokens and other related derivatives directly or indirectly for money laundering purposes.

Important Note

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