

OMNI GROUP X PASSIVE INCOME,
COLLABORATING to bring
REAL ESTATE to the
BLOCKCHAIN

WE DON'T JUST CREATE
TRANSACTIONS

WE BUILD
RELATIONSHIPS



OMNI GROUP





WHO WE ARE

OMNI Estate Group and Passive Income are pioneers in the region's real estate market and blockchain technology. With a stronghold of 22.000 properties in our database and counting, we are at the forefront of the market as the most trusted real estate agent, tech partner and feature among the top-agencies for the world's most innovative agencies. Passive Income is a blockchain initiative with lots of experience in the crypto space and connects the real estate market to blockchain technology, bringing the most innovative solutions.



MEET ALEXANDER GRANN

Our Visionary Leader

Back in 2011, when we created our first real estate concept (BERG Living) it was a first-of-its-kind in the real estate industry, as a successful full service real estate agency. After serving our client base in Scandinavia with great success, we later rebranded our company to what is known today as OMNI Estate Group. Today, it fills me with pride to say that we are now an A-Z real estate servicing agency. We provide all-encompassing client services that are second to none. And we are pioneers in not just real estate but also work culture, diversity inclusion, as well as client servicing.

OMNI was created with the vision of a place where people can enjoy their job, work professionally and have a great culture. One of the most important values here in OMNI is that we love to see people succeed. Our team is a part of the diverse OMNI family which is growing every day. We are a hard-working team of problem solvers always finding the perfectly tailored solutions. We work towards setting trends and high standards in the real estate sphere of the Costa del Sol.

We always prioritise our clients' needs and always try to solve their problems; be it providing them with the best mortgage options, managing their properties, holiday homes, off-plan, resale, leasing, you name it! In terms of marketing and how we engage with clients, we are unmatched in the industry. At OMNI, our clients are not just our clients. They become our friends and part of our ecosystem. Today, our clients are our stakeholders.

As a client, your journey doesn't end with your property purchase. Rather, your journey begins with us, after your first property purchase. You are our stakeholder and your success is our success.

As we say at OMNI, we don't just create transactions, we build relationships!



We Believe in...

Mission

Vision: We aim to be at the forefront of the real estate industry from service standards and customer service to technological solutions. We want to continue to provide the best-tailored services at every step.

Mission: To Create Honest, Trustworthy, & Transparent relations with Home Buyers, Tenants & Investors. We strive to achieve perfection in the digital age with the best tools in the industry and providing an environment for employees to thrive in.

Vision

By connecting the real estate market to blockchain OMNI and Passive Income advance in the digital age being pioneers in the real estate market and blockchain. Integrating the real estate market into crypto means delivering the most quickly, cost efficient and competitive solutions to our customers. OMNI partnered with Passive Income to achieve these goals. Passive Income is a innovative blockchain initiative and will connect the real estate market to blockchain technology delivering unmatched transparency and value.

Blockchain



Why Blockchain?

By utilizing blockchain OMNI and Passive Income are creating a transparent solution to our customers that cannot be tampered with. Blockchain is corruptionproof and boosts investors confidence and trust. Delivering services on blockchain means more than only cutting costs that are involved with buying real estate and increasing speed. Blockchain is the future and brings extra opportunities for investors that are not available on other technologies in this digital age. Decentralizing the real estate market is the first big step in decentralizing real assets in the financial world. OMNI and Passive Income will deliver.

Why Choose OMNI?

At OMNI, we are your one-stop-shop for real estate. With a resolution to always offer 5-star service to our clients, we are here for you and all your property requirements and queries. At the crux of our business is that we work relentlessly to provide hassle-free tailored real estate advice and consultancy for investors and families alike who are looking to find the perfect home.

We take pride in our diverse portfolio, of not just services but also the OMNI team members. We have a team of professionals of lawyers, financial analysts, tax advisors, architects, service providers and sales agents, all ready to answer your property-related questions.

We not only help you buy and lease a property but also manage your property, help you find the right financing options or get you the perfect holiday home. We pride ourselves in being transparent, honest and professional to deliver the best results for our clients.

Omni Services



1

Residential Sales & Leasing

At OMNI, we have a dedicated team of highly trained professional real estate consultants for residential sales & leasing. You will get sound accurate advice regarding property investments. Our team will provide you with tailored solutions and are available 24/7.

2

Commercial Sales & Leasing

OMNI Commercial acts in the industry of buying and leasing Commercial Real Estate, in addition to managing non-residential properties for owners. We have years of experience and expertise in the field of Commercial. Our team of dedicated agents provides specialised services, specifically designed to meet every client's exact desire.

3

Property Management

OMNI Property Management ensures that when it comes to your property investment, you are relieved of all the stress and you can rest easy! Our team takes care of conducting snagging for your new home so you can keep it in the best condition.

Residential Sales & Leasing

Specialist in Marbella's real estate market, we offer you qualified buyers and tenants, with an expert team of hard-working professionals and the ultimate peace of mind. You will get sound accurate advice regarding property investments.

We ensure that you get expert information paired with the current market trends and the best services as follows:

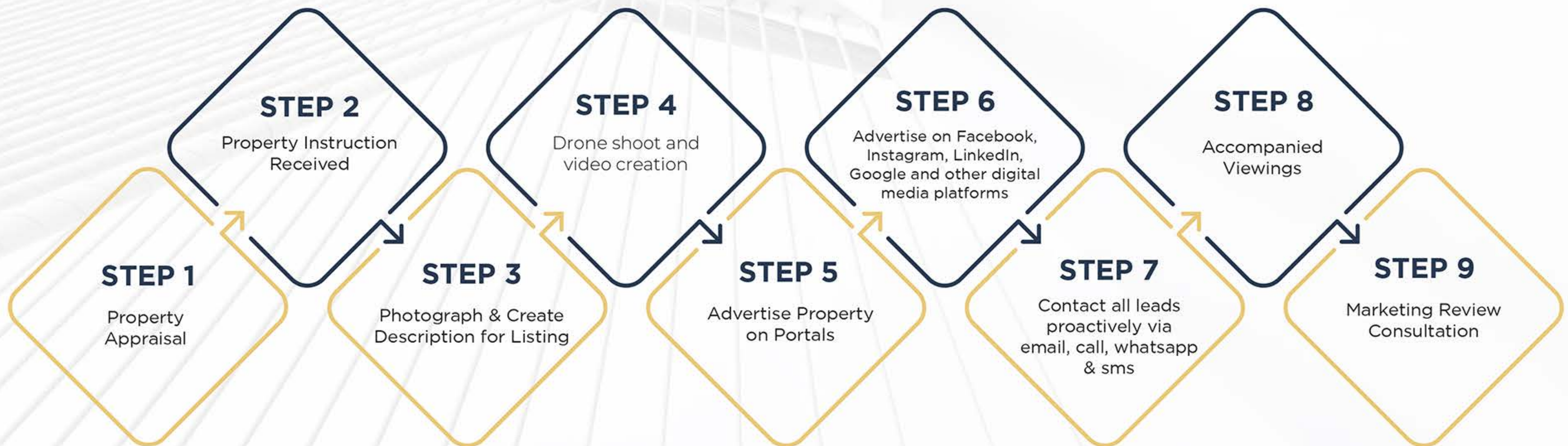
- The Most Profitable & Negotiated Deals
- Accurate Market Stats for Investments
- Area Specialists with Expert Knowledge
- Tailored Payment Plans
- Dream Home Options according to your requirements

With OMNI to help you with your property's sale/lease, you can rest assured that it is in good hands.

- Property appraisal: A comprehensive consultation with our experts for free
- Tailored services and consultancy advice
- An unmatched database of qualified clients ready to proceed
- Advertising on the largest and most used property websites to give the best exposure, advertising on Google & social media marketing including Facebook & Instagram
- Professional photoshoots to make your property look the best
- VR Tours and 360o tours of your property for online publishing and marketing
- Staging open houses so that your buyers get a taste of what you are offering
- Accompanied viewings with our experts to promote your home at its best.



Residential Sales & Leasing Marketing Process



Commercial Sales & Leasing

OMNI Commercial acts in the industry of buying and leasing Commercial Real Estate, in addition to managing non-residential properties for owners. We have years of experience and expertise in the field of Commercial. Our team of dedicated agents provides specialised services, specifically designed to meet every client's exact desire.

OMNI is dedicated to finding the best commercial property in Spain based on specific requirements regarding ROI and overall investment situation.

Choosing the right commercial property is of the utmost importance when starting your business and /or investing in any commercial asset.

OMNI Commercial properties include, but are not limited to:

- Office spaces
- F&B spaces
- Warehouses
- Mixed-use developments
- Retail spaces
- Industrial properties
- Compounds
- Plots
- Buildings including hotels, malls, etc

At OMNI, the Commercial team is committed to providing our clients with excellent service. We collaborate with both landlords and tenants alike, taking into consideration market value and the needs and expectations of said clients.



Property Management

OMNI Property Management ensures that when it comes to your property investment, you are relieved of all the stress and you can rest easy! Our team takes care of conducting snagging for your new home so you can keep it in the best condition. Not only that, but we also ensure that your tenant is accountable for any damages incurred in the duration of the tenancy.

- Snagging Services
- Building Management
- Additional Services
- Facilities Management
- Home Renovation & Interior Designing

Why Hire OMNI Property Management Services?

We are here to make your life easier as a landlord. Employ our services to kickback, relax and just earn the benefits of your investment. With our experienced team available to you 24/7, you can rest stress-free and live your life without any hassle that comes with being a landlord. Your peace of mind is our priority.

- Peace of mind
- Simple fixed no-fuss fee of 25%
- Trusted and experienced professionals
- Earn maximum returns
- Manage real estate assets in Spain
- Ensuring long term savings
- Always available for tenants and landlords
- Maintain good relations between tenants & landlords.



OMNI NFT marketplace

OMNI NFT real estate marketplace utilizes blockchain technology and enables customers to buy or rent real estate through crypto. OMNI will integrate all its relevant services into the platform and will offer a portal and app to buy or rent real estate. Payments within the portal and app can be done with cryptocurrencies. Payments will be executed instantly so there is no more need to wait and it can be done more cost efficient. Besides the benefit of speed and saving money crypto payments will be instantly converted to fiat currency of preference and deposited to the receiving party.



Passive Income

DECENTRALIZED TOKENIZED NFT REAL ESTATE MARKETPLACE SERVICE

Passive Income proposes a NFT Real Estate Marketplace service to decentralize the real estate market and make it liquid. Passive Income strives to decentralize all required services that are involved with buying or selling real estate including its financing. Decentralizing the real estate market makes investing in real estate inclusive, creates more competition, transparency and in the end gives the best price and value for investors, buyers and sellers.

When placing a real estate object on the NFT real estate marketplace NFT tokens will be generated, created and minted that represent the real estate object. A purchase agreement and a signed notary agreement can be attached to the NFT hash, this way banks and other financing institutions are able to take NFT as collateral and provide loans to finance the real estate objects. When aforementioned is implemented we can decentralize the real estate market. Investors who sign up for investing into real estate can earn APY on their capital by buying real estate through the NFT marketplace. Banks and other financing institutions can earn on the provided loans.

Decentralizing the real estate market:

- 1) Enable real estate agencies and private investors to sign up for Passive Incomes NFT Real Estate Marketplace Service which creates a personal Real Estate Marketplace for real estate agencies and investors. Real estate agencies and investors will be able to synchronize their portfolios and services within the platform. Additionally financial institutions or entities like banks and investors will be enabled to finance real estate through the platform.
 - 2) Enable Passive Incomes own NFT Real Estate Marketplace service to aggregate all portfolios and offered services into one marketplace and make it available for investors in one NFT real estate marketplace.
 - 3) Enable individual private persons to sign up for the platform to offer their real estate and select real estate agencies, services, investor and financing institutions based on preference.
- After the last phase there will be a decentralized real estate market which expands with real estate agencies, investors and financing institutions entering and providing their portfolio's and services. Passive Income will aggregate all portfolios and services to deliver the best price and value to real estate market investors.

The service developed by Passive Income will be compatible with Binance Smart Chain (Bsc) and Ethereum (Eth). Every real estate agency or investor can create their own NFT Real Estate Marketplace on Passive Incomes platform to offer their real estate and services. At a later stadium individuals also will be enabled to offer their real estate on the platform and select their real estate agency, services and financing institution of preference.

When we look at the current real estate market that is based on the traditional financial system we conclude that there are several problems to be addressed:

- Centralized approach
- Illiquid market
- Costs
- Inefficient money transfers
- Inefficient lead time
- No control on the process
- Limited transparency and insight in the process

1) Centralized approach

When buying real estate a lot of parties are involved. Sellers, buyers, banks, real estate agencies, notaries and so forth. All these professionals want to earn money by delivering their services to you. Lastly there is the government that also wants a share of the pie in the form of tax. All professionals and institutions involved work on their own island giving the process of buying or selling a house a centralized character. In Passive Income's view the real estate market should be an open, deeply liquid, decentralized free market without limitations and with full transparency. Passive Income creates a Real Estate Marketplace service which the professionals mentioned above can make use of to achieve these goals.

2) Illiquid market

When investing into real estate the traditional way it is not easy to sell or buy a position since the money will be stuck in the object. Amounts that need to be put are also high and costly. It is practically impossible to invest in real estate with a small amount of money, excluding a lot of investors that could have been in. NFT and blockchain will change that because it creates a way to fractionally invest in real estate.

5) Inefficient lead time

In the current real estate market buying a house takes a lot of effort and time to complete. When buying a house a lot of professionals are involved to make it happen while the process of buying a house only has default processes that need to be completed. In practice for example a real estate agent does some organizing, paperwork, some marketing, some visits and that's it. The final value delivered is you bought or sold a house. Passive Income's view is the commissions and fees involved can be avoided by digitalizing and standardizing these processes and creating them on the blockchain.

Our business model in a nutshell

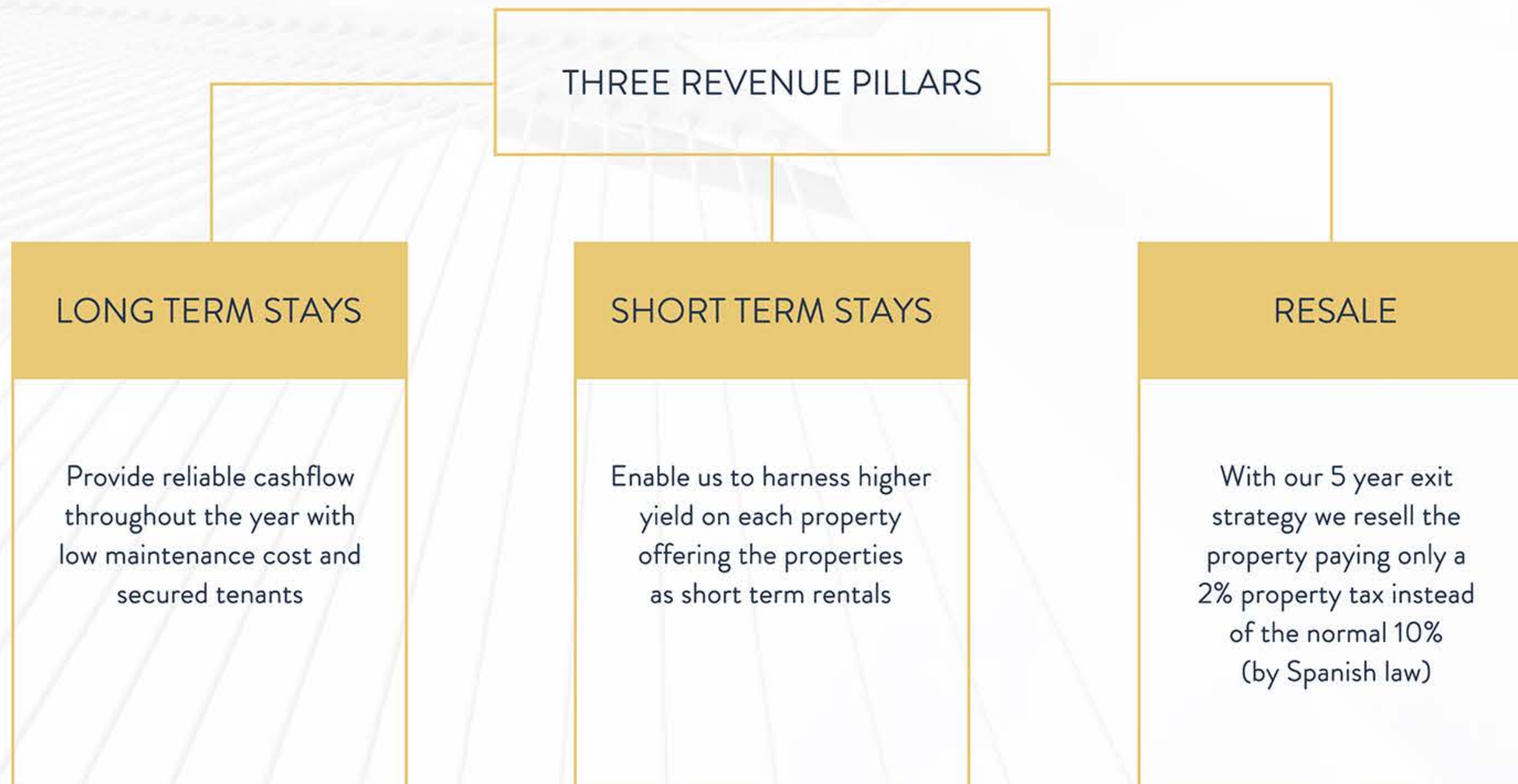
- 1 Identify prime locations in the Costa del Sol area
- 2 Offering to-be built developments or move in ready properties
- 3 Add proprietary, exponential technology to increase efficiency and increase value
- 4 Rent out our properties for short or long term stay, as well as private events
- 5 5 year exit strategy for investors capitalizing on rentals and final resale between year 4-5.



Our funnel



With highly diversified revenue sources



We have built a strong, brand that clients & investors want to be part of.

Our unique approach allows us to turn private investors into clients and ambassadors. Investors become clients and clients become investors. All stakeholders have “skin in the game” and want the brand to prosper, creating scalable network effects.



INFLUENCERS
ENDORISING
THE BRAND



EXCLUSIVE
DESIGN AND
TECHNOLOGY



INVESTORS
AREA
DASHBOARD

Our In-House Services



1

Prism Property Registration & Visa Application Services

OMNI Prism is the Property Registration & Visa Application Services department of OMNI. As clients, we understand that getting through the entire process of a property sale can be cumbersome. This is where we step in. Our main objective is to ensure quality after sales service and client satisfaction.

2

OMNI Stay - Holiday Homes

OMNI Stay - Marbella Escapes is OMNI Estate's subsidiary holiday home rental company. A dedicated team takes care of your property while our property management takes the responsibility of the finer details, and with a final -professional photoshoot, we enlist your property on various online holiday home portals.

3

OMNI Finance - Property Mortgage Finance

OMNI Property Finance is a Mortgage Brokerage solution partnered with Banco Sabadell and Bank Santander. Avail bespoke services if you are a property owner in the Spain and also if you are looking to take finance on new purchases or existing property.

OMNI Prism

Property Registration & Visa Application Services



OMNI Prism is the Property Registration & Visa Application Services department of OMNI. As clients, we understand that getting through the entire process of a property sale can be cumbersome. This is where we step in. Our main objective is to ensure quality after sales service and client satisfaction. We do regular follow-ups to ensure that you get your keys on time.

Our dedicated team will take care of all the documentation work for you as well as the leg-work required to complete any property-related transaction in Spain. Additionally, we also take care of visa applications for residents, investor visas and more.

Ownership Transference

The property ownership transfer has a process to be adhered to and it varies from one transaction to the other. It is vital you have the expertise and support from a neutral party, other than the Agent representing you in the transaction. Our efficient and cost-effective service will ensure the sale or purchase is handled correctly, avoiding the possible setbacks along the way.

Property Registration

Our team will take care of all the documentation required for registering your property.

OMNI Prism

Property Registration & Visa Application Services

Visa Application Services

OMNI Prism will take you through the entire process of application for property investor visas as well as residence visa applications. An attractive offer for investors in Spanish properties is the entitlement for a residency visa. If your property is with a minimum of € 500,000 you can contact us to discuss this option.

Power Of Attorney

This service is ideal for overseas clients or even for local clients who do not have the time to personally handle the formalities of property ownership transfers. As your POA representative, we will be able to complete the full process of your sale or purchase. And by availing our bespoke service, you will ultimately save money on increasing flight fares, hotels and visa costs.

Individual Property Gifting

A gift or grant transfer is a voluntary transfer of the property or shares from one individual to another but limited only to the first-degree relatives. This relationship is defined as one of the following, Parents to Child or vice versa; and Husband to Wife or vice versa. It is important to note that siblings are not permitted in this category.

There are a number of reasons why gifting property to a family member can be a good idea.

Title Deed Registrations

The Title Deed is your proof of legal ownership and mandatory document in selling or renting your property. The Sale and Purchase Agreement is only an evidence of a contractual agreement between the Developer and the Owner. Therefore, the Title Deed is a must-have document at all times, which you will have always accessible within the OMNI Management App.

OMNI Stay

Holiday Homes

OMNI Stay is OMNI Estate's subsidiary holiday home rental company. A dedicated team of vacation home specialists and holiday home operators will take care of your property. We understand the process of setting up a vacation home and welcoming guests to provide hotel services with the comfort of a personal home.

In just 5 steps, you can start earning great returns with short term rentals of your property investment:

- Get in touch with us over a call, email, whatsapp, or even social media
- We will review your property thoroughly to reach your ROI expectations
- Once you sign the contract with the agreed upon terms, we will get to work!
- Our aim is to market your property in the best way, especially with a professional photoshoot
- Once the above is done, we list it on a global network of holiday home portals!

With us taking care of your holiday home, you can rest assured that you will always earn between 30–50% higher revenue from your property investment. While keeping it in perfect condition, as our team takes care of the following:

- | | |
|--------------------------|----------------------------|
| • Furnishings | • Guest review management |
| • Paperwork & permits | • Contracting |
| • Maintenance | • Self check-in technology |
| • Landlord portal access | • Interior design |
| • Tenant screening | • 24/7 concierge service |





OMNI GROUP
Property Invest

www.omniestategroup.com



Passive Income

OMNI Finance

Property Mortgage Finance

OMNI Property Finance is a Mortgage service, partnered with Banco Sabadell and Bank Santander. Avail bespoke services if you are a property owner in Spain and also if you are looking to take finance on new purchases or existing property. You can benefit from the in-depth re-search and the best deals we offer our clients. You will get tailored solutions from fully qualified advisors as well as access to low and competitive rates, transparent mortgage process and access to a number of Home Loan Programs.

Our services include:

- Home Loans
- Equity Release
- Portfolio Structure
- Office & Retail
- Construction & Project
- Land Acquisition
- Commercial SME Loans
- Private Equity



www.passive-income.io



OMNI ASSOCIATES

AMBASSADOR PROGRAM STRUCTURE

The OMNI Ambassador Program is a simple and easy way to acquire extra income by referring your network, friends, family or clients to OMNI Estate Group. We provide a great Real Estate investment Portfolio.

WE VALUE OUR RELATIONSHIPS

As an existing and loyal contact or client of OMNI Estate Group, we want to reward you for your loyalty and belief in our company by providing you with the opportunity to secure financial gains by spreading the news to your network, family, friends and clients. Now is your chance to team up with OMNI and share in the continued growth of the most successful nationally known property investment company on the Costa del Sol. By joining our Ambassador Program, you can start earning a profit on every qualified investor you refer to us. It is a simple process, and the more your referrals purchase – the more you earn.

AMBASSADOR ACHIEVEMENT PROGRAM

Our Program has an Achievement Program where higher levels of commission can be earned depending on your success as an Ambassador.

PROGRAM ELIGIBILITY

Once your application has been approved and your affiliate agreement finalised by all parties, we welcome you on-board as a valued referrer.

OMNI is Your One-Stop-Shop

At OMNI, we have been working relentlessly to make the process of owning a property hassle-free for investors and end-users alike. Today, we not only help you buy property off-plan or ready, but also find the right mortgage financing options, lease your properties at the right prices, manage your property as well as help you get tenants for a holiday home.

OMNI GROUP
Property InvestOMNI GROUP
PROPERTY MANAGEMENTOMNI GROUP
FINANCE

OMNI PRISM

OMNI STAY

OMNI GROUP
Property Invest

PASSIVE INCOME



OMNI GROUP
OMNI RESIDENCES

Exclusive Management Services

An exclusive combination of property management and personal services at the highest level.



HIGHEST LEVEL OF SERVICE

OMNI stands for guaranteed quality, of the highest level.

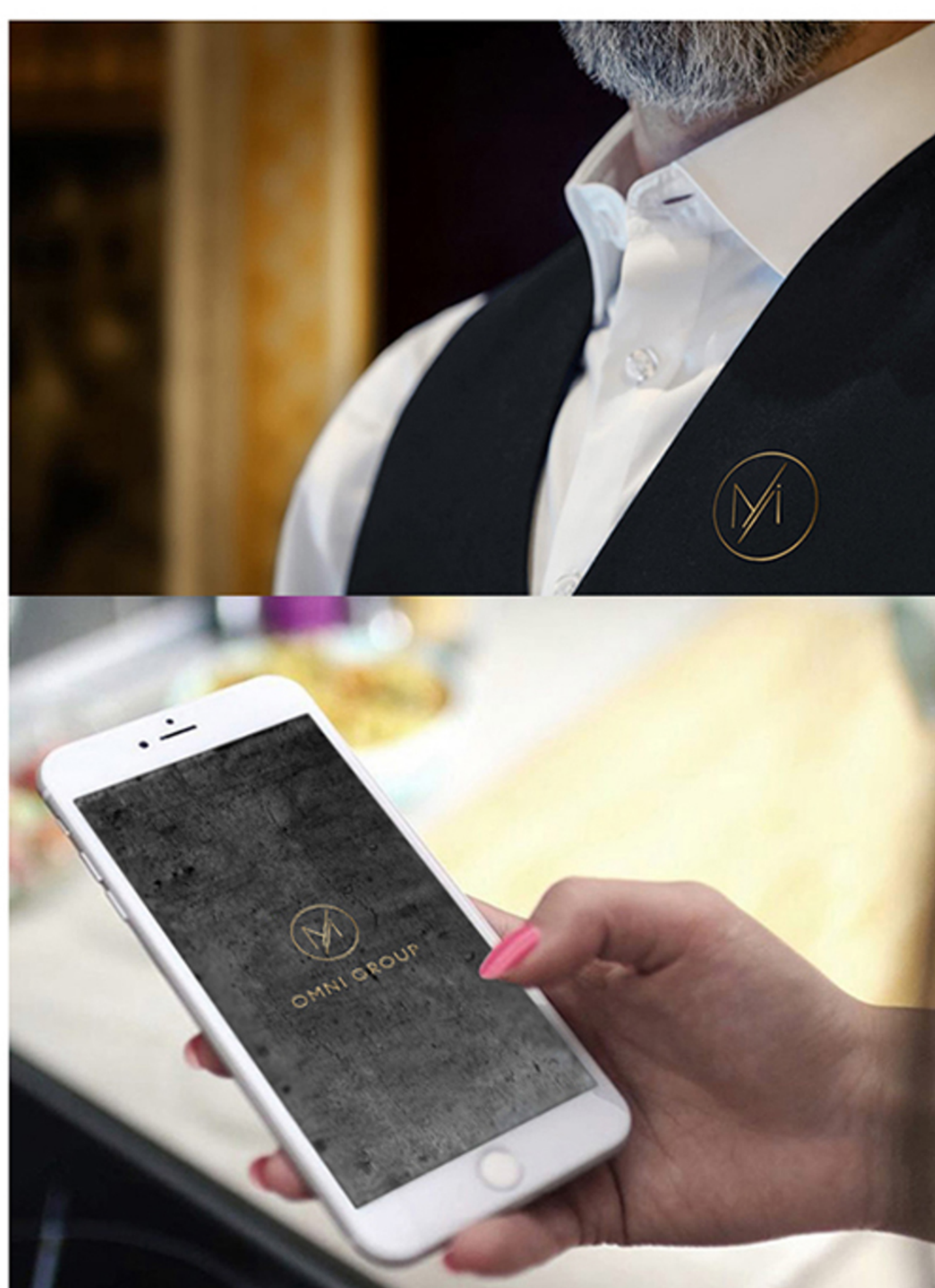
OMNI places special emphasis on the combination of the high-end service level of a personal assistant, home management and high-end technology. Our staff are reliable and perfectly prepared for any request, ensuring a smooth management process for our clients through our in-pocket app solution.

DISCREET RELATIONSHIP

A service based on a personal and discreet relationship.

For us, every request is a unique opportunity to meet the most demanding needs and expectations of our clients.

Whether the goal is services for private use, or a luxurious level of personal attention for tenants, we provide our clients ahead of time, with all the details of their planned requirements and in real-time with our 24h presence within the OMNI App.



Real Estate Redefined

Besides the actual app for the tenants living in the property the app has an owner's interface private login section where the home owner/property investor can keep in touch with OMNI at all times as well as view updates on future bookings, return on his property investment overview, bills to be paid and much more.



- Key holding - Cleaning
- Meet & Great
- Monthly/Weekly Checkups



- Maintenance - Rental Management
- Interior Design Services



- Private chauffeurs - Private Chefs
- Event Planning - 24h Concierge



- Investors Login - Legal Documents
- Property Reports - ROI Overview

Staying connected at all times..

OMNI includes always accessible overview of your investment.

Besides the app for guests and tenants, OMNI features the investors/owners area. A separate interface strictly for investors and home owners with a day to day update and overview of their properties. No need to spend time checking long emails.

We deliver you an overview of upcoming viewings for buying clients of your properties, rental booking dates, profits within the periods home owners are not using their properties themselves, as well as regular maintenance reports.

All in one simple in-pocket solution.



With OMNI - P.A "Personal Assistant Service", we bring our clients whatever they might need, right to their doorstep.

We are seeing an increase in demand of these types of services for home owners and for our clients staying in their properties especially during the COVID-19 Pandemic, and we as a company are joining in on the awareness of social distancing. In general our motto is: "Simply live your life. we will handle everything in between".



OMNI GROUP

COSTA DEL SOL OFFICE

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OMNI GROUP