

Whitepaper – ArBitTech Utility Token

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01 Date of notification

2025, December 17th

02 Statement in accordance with Article 6(3) of Regulation (EU) 2023/1114

This crypto-asset whitepaper has not been approved by any competent authority in any Member State of the European Union. The offeror of the crypto-asset is solely responsible for the content of this crypto-asset whitepaper.

03 Compliance statement in accordance with Article 6(6) of Regulation (EU) 2023/1114

This White Paper on crypto-assets complies with Title II of Regulation (EU) 2023/1114 of the European Parliament and of the Council and, to the best of the knowledge of the management body, the information presented in the crypto-assets White Paper is fair, clear and not misleading, and the White Paper on crypto-assets makes no omissions likely to affect its import.

04 Statement in accordance with Article 6(5), points (a), (b), (c) of Regulation (EU) 2023/1114

The crypto-asset referred to in this Crypto-asset Whitepaper may lose its value in part or in full, may not always be transferable and may not be liquid.

05 Statement in accordance with Article 6(5), point(d), of Regulation (EU) 2023/1114

The utility token referred to in this Whitepaper may not be exchangeable against the good or service promised in this whitepaper, especially in case of a failure or discontinuation of the crypto-asset project.

06 Statement in accordance with Article 6(5), point (e) and (f), of Regulation (EU) 2023/1114

The crypto-asset referred to in this whitepaper is not covered by investor compensation schemes under Directive 97/9/EC of the European Parliament and of the Council or the deposit guarantee schemes under Directive 2014/49/EU of the European Parliament and of the Council.

SUMMARY

07 Warning in accordance with Article 6(7), second subparagraph, of Regulation (EU) 2023/1114

Warning

This summary should be read as an introduction to the crypto-asset whitepaper.

The prospective holder should base any decision to purchase the crypto-asset on the content of the crypto-assets Whitepaper as a whole and not on the summary alone.

The public offering of this crypto-asset does not constitute an offer or solicitation to purchase financial instruments and any such offer or solicitation can be made only by means of a prospectus or other offer documents pursuant to the applicable national law.

This Crypto Asset Whitepaper does not constitute a prospectus as referred to in Regulation (EU) 2017/1129 of the European Parliament and of the Council or any other offering document pursuant to Union or national law.

08 Characteristics of the crypto-asset

ABTK, the digital token covered by this Whitepaper and issued by Arbit Technology Limited, is a utility token that entitles the buyer to access favourable terms on specific existing services offered by the aforementioned Organisation and services currently under development that will be provided through the Blockstate platform currently under construction.

Below are the existing services already provided by Arbit Technology Limited and the future services that will be provided through the Blockestate platform.

- a) Existing services: Custom Blockchain-based Solutions, Blockchain Consultancy and Integration, Blockchain Security Solutions, creation and integration of algorithms/DLTs in corporate supply chains, creation of trading algorithms, customised solutions for cryptocurrency mining services, blockchain-based systems, payment analysis, research and specialised support in the crypto field services, tax services and customised advice on crypto assets;
- b) Services not yet available: participation in pre-sales of real estate tokenisation projects and, more generally, corporate assets, including intangible assets, discounts on commissions and priority access to restricted content, priority access to tokens that will be issued through the Blockestate platform currently under development.

1. These services, which will be available in the future, will consist of:

- b.1) priority access to the future public sale of native Blockestate tokens related to projects proposed by this platform;
- b.2) discounts on fees when using the Blockestate platform services (e.g. transaction fees or fees for access to real estate projects and/or corporate assets, including intangible assets tokenisation);
- b.3) early access on the Blockestate platform to beta features and promotions reserved for the early supporter community;
- b.4) premium access on the Blockestate platform to educational and informational content related to real estate tokenisation and/or corporate asset, including intangible assets.

Arbit Technology Limited is carrying out this issuance to support the enhancement of the services it already offers on the market, as well as for the creation and development of the Blockestate platform. This platform will be set up through a special company to be called Blockestate Limited, to which Arbit Technology Limited will transfer the technological and financial resources necessary for its launch. When Blockestate Limited is formally established and operational, limited to the services indicated in point b) above it will take over, the management and provision of the benefits provided for ABTK token holders, assuming the responsibility for guaranteeing the rights acquired by the aforementioned

utility token holders in accordance with the terms set out in this Whitepaper. Arbit Technology Limited will continue to guarantee the rights relating to the existing services referred to in point a) above.

Those who purchase the token do not acquire any financial rights, such as dividends or company shares, but may exercise the benefits provided directly within the Arbit Technology Limited ecosystem and the Blockestate platform currently under development, including the right of first refusal in the event of the sale to third parties of shares in the company being set up to develop and manage the Blockestate platform.

In order to exercise these rights, the buyer must hold the tokens in a compatible wallet connected to the platform. The rights may be exercised by following the instructions published on the official website, and in some cases may be subject to minimum token ownership conditions.

09 Information on the quantity and quality of goods or services to which the utility tokens give access and on restrictions on transferability

Quantity and quality

ABTK utility tokens issued by Arbit Technology Limited allows holders to access exclusive benefits and priority features related to existing services, described in point a) of point 8 above, already provided by the Company, and services currently being developed (non-existent services to be offered in the future), described in letter b) of point 8 above, which will be accessible through the Blockestate platform.

The utility token issued by Arbit Technology Limited will allow users to obtain discounts calculated in proportion to the amount in euro held in tokens. Users will be able to access increasing discounts and benefits according to the value of the tokens in their possession, starting from a minimum of €2,500.00.

For the existing services referred to in point a) of point 8 above, the utility token will allow users to obtain the following discounts on the services provided by Arbit Technology Limited:

- With €2,500.00 in tokens: 5% discount on the service;
- With €5,000.00 in tokens: 10% discount on the service;
- With €7,500.00 in tokens: 15% discount on the service;

- With €10,00.00 in tokens: 20% discount on the service.

The price for the provision of the service will be determined based on the size and complexity of the service chosen by the user.

For the services referred to in point b) of point 8 above, the utility token will allow the following discounts to be obtained on services to be provided through the Blockstate platform currently under development:

- With €2,500.00 in tokens: 25 % discount on fees (e.g. transaction and project access fees) and basic access to restricted content;
- With €5,000.00 in tokens: 50% discount on fees (e.g. transaction and project access fees) and early access to whitelists and pre-sales;
- With €7,500.00 in tokens: 75% discount on fees (e.g. transaction and project access fees) and early access to whitelists and pre-sales;
- With €10,000.00 in tokens: 100% discount on fees (e.g. transaction and project access fees) and all premium benefits included (exclusive events, dedicated support, priority access to new projects).

Subscription fees, any bank charges and gas fees are not subject to the above discounts, as they are not dependent on Arbit Technology Limited.

Transferability restrictions

Tokens issued by Arbit Technology Limited may be transferred from one private individual to another, outside of the platforms managed directly by Arbit Technology Limited.

Arbit Technology Limited assumes no responsibility for the terms and conditions of such private transfers.

The new token holder must undergo the KYC/AML verification processes required by law before they can use the tokens and access the associated benefits. Until the verifications have been successfully completed, the transferred tokens will remain blocked and unusable on the platform.

10 Key information about the offer to the public or admission to trading

The public offering will consist of the issuance of utility tokens by Arbit Technology Limited aimed at enhancing the existing services referred to in point a) of point 8 above, as well as creating and launching the Blockestate platform, which will provide the future services indicated in point b) of above point 8. Specifically, the utility tokens will give their holders the right to obtain discounts on the services already offered by Arbit Technology Limited, as well as access to the Blockestate platform, benefiting from a series of advantages such as, discounts on commissions, priority access to projects on the Blockestate platform, early access to new features and promotions reserved for the early supporter community and access to educational and informational content on tokenisation issuances.

The Blockestate platform will be an innovative marketplace for the sale, purchase and exchange of tokens representing real estate assets and, more generally, corporate assets, including intangible assets, designed to make investing in these assets easier, safer and more accessible.

Through blockchain technology and the use of NFTs as certificates of authenticity of asset characteristics, the platform will offer:

- a transparent and regulated environment for the tokenisation of projects involving real estate assets or more generally corporate assets, including intangible assets;
- the possibility of accessing, through the purchase of security tokens, fractional rights relating to real estate assets or, more generally, corporate assets, including intangible assets, opening up the market to small investors;
- transparent procedures that comply with current regulations for verifying parties interested in purchasing security tokens and projects proposed by the Blockestate platform;
- advanced tools for monitoring and managing investments by users.

The main objective of the Blockestate platform is to reduce barriers to entry into real estate development or asset management projects involving movable property, increasing the liquidity of a traditionally inflexible market and offering new opportunities for participation to a wider audience.

The maximum total amount of the offer is €1,000,000.00 with the following objectives:

- Minimum subscription target of €250,00000.
- Maximum subscription target of €1,000,000.00

The utility tokens will be issued in the following stages:

Total tokens issued: 21,000,000, of which 14,700,000 (70%) are allocated to the public.

Issue price: €0.05 (early supporters), €0.10 (public launch), €0.15 (final).

Offer duration: 12 months.

Recipients: EU/EEA retail and professional investors; excluding non-compliant non-EU markets. The total number of utility tokens offered to the public will be 21,000,000 (twenty-one million).

Subscription fees will be:

- 0.75% retained by the Brickken platform only in the event of a successful achievement of the target minimum
- Gas fees of the network used to deposit crypto-assets (variable and difficult to calculate, totally independent of Arbit Technology Limited)
- Commissions charged by credit institutions or credit/debit card payment circuits used to deposit fiat currency, totally independent of Arbit Technology Limited.

The maximum duration of the offer will be twelve months from the date effective start of the public offering described in this Whitepaper.

Potential holders may be individuals or private organisations, while public bodies and/or public law bodies will not be eligible for the offer.

Part A – Information on the Offeror

A.1 Name

ARBIT TECHNOLOGY LIMITED

A.2 Legal form

Limited

A.3 Registered office

Dragonara Business Centre, 5th Floor, Dragonara Road, St. Julians STJ 3141, Malta MT-48

A.4 Head office

Dragonara Business Centre, 5th Floor, Dragonara Road, St. Julians STJ, Malta MT-48

A.5 Date of registration

25/04/2023

A.6 Legal entity identifier

984500AAD91I4AY63E47

A.7 Other identification required under applicable national law

Company Registration Number C 105205

A.8 Telephone number

+356 79099195

A.9 E-mail address

arbittechnologyltd@arbittechnologyltd.com

A.10 Response time (days)

two

A.11 Parent company

Cryptic Horizons Holdings Limited incorporated in Malta on 25 April 2023, having Company Registration Number C 105204

A.12 Members of the administrative body

Name	Position	Maltese ID Card No.:	Address
Maurizio Acco	Chief Executive Officer & Director	0390883A	116, Michiko, Flat 2, Old Railway Road, Balzan BZN 1618, Malta
Alessio Acco	Chief Technical Officer & Director	0451975A	116, Michiko, Flat 2, Old Railway Road, Balzan BZN 1618, Malta

A.13 Business activity

Arbit Technology Limited specialises in the development of cutting-edge computer algorithms and software solutions, both for its own initiatives and in collaboration with third-party partners. Arbit Technology Limited designs, licenses, promotes, and distributes innovative software that drives efficiency, scalability, and performance across industries.

Besides software products, the company delivers a full spectrum of information technology services and professional programming expertise. From requirements analysis and system architecture design to database engineering, coding, implementation, testing, and long-term maintenance, we ensure reliable and future-ready solutions tailored to client needs.

A.14 Parent company's business

Cryptic Horizons Holdings Limited is a holding company that owns 100% of the shares in ArBit Technology Limited.

A.15 Recently established:

False

A.16 Financial condition over the last three years:

N/A

A.17 Financial condition after registration:

At the end of the financial year 2023, the company had revenues amounting to €11,092, registered a loss of €7,847, which was to be expected considering that the company was still setting up its operations and finalising arrangements with software suppliers whilst at the same time seeking clients and marketing its services.

During 2024, Arbit Technology Limited increased its revenue to €111,666 against cost of sales of €11,580. Administrative expenses also increased over the previous year to 68,011. This resulted in a gross profit before tax of €32,075. Profit after tax was €22,627. Simultaneously, the balance sheet saw an increase in intellectual property value from €3,657 in 2023 to €32,212 in 2024, for a total value of €35,869 at the end of the financial year 2024.

The current financial year is also set to register a profit close to the 2024 figures.

Part B – Information on the issuer, if different from the offeror

Not applicable – the issuer is the same as the offeror.

Part C – Information on the trading platform operator in cases where it draws up the White paper on crypto-assets and information on other persons drawing up the Whitepaper on crypto-assets in accordance with the second subparagraph of Article 6(1) of Regulation (EU) 2023/1114

Not applicable

Part D – Information about the crypto-asset project

D.1 Crypto-asset project name

The Project will be named Blockestate.

D.2 Crypto-asset name

The crypto-asset will be named after the issuer (ABTK).

D.3 Abbreviation

ABTK

D.4 Crypto-asset project description

The Project consists of issuing a utility token aimed at enhancing the existing services of Arbit Technology Limited, as described in point 8(a) above, as well as creating and launching the Blockestate platform, which will provide the services of tokenisation indicated in point 8(b) above. The Project entitles the buyer to discounts on existing services offered by the aforementioned organisation and to benefits in terms of priority access and discounts on commissions for services currently being developed, which will be provided through the Blockestate platform currently under development.

The project will enable to finance the creation of the Blockestate platform, a digital marketplace for the tokenisation and exchange of real estate assets and, more generally, business assets, including intangible assets. The funds raised will be used to enhance existing services as well as for the technological and operational development of Blockestate Limited, which, once established and operational, will take over the management of the benefits provided to investors.

D.5 Details of all natural or legal persons involved in the implementation of the crypto-asset project

The project to enhance the existing services of Arbit Technology Limited and the future services of Blockestate Limited involves the following professionals:

Project Manager	<p>Maurizio Acco</p> <p>maurizio.acco@arbittechltd.com</p> <p>arbittechnologyltd.com</p> <p>M o b i l e + 3 5 6 79099195</p>	<p>ARBIT TECHNOLOGY LIMITED</p> <p>Dragonara Business Centre, 5th Floor, Dragonara Road, St. Julians STJ 3141, Malta</p> <p>Company registration number C 105205</p> <p>VAT Number MT30101725</p> <p>LEI Number 984500AAD91I4AY63E47</p> <p>Registration Number with the Maltese Office of the Commissioner for Revenue 97 16177 36</p>
Legal and regulatory advice including MFSA procedures for drafting whitepapers, smart contracts and utility token issuance	<p>Pietro Merlini</p> <p>+39 02124127243</p> <p>+39 3396011491</p> <p>p.merlini@mvlexstrategy.it</p> <p>www.mvlexstrategy.it</p>	<p>Solicitor</p> <p>MVLEXSTRATEGY LAW FIRM</p> <p>Milan, Piazza Vetra no. 17 20123 – Italy</p> <p>tax code MRLPTR71M09F704R</p> <p>VAT number 11039580961</p>

Tax and corporate consulting Arbit Technology Limited and establishment and management of Block Estate Limited	<p>Ruben Galea</p> <p>+356 2260 5500</p> <p>rg@axiaholdings.com</p> <p>www.axiaholdings.com</p>	<p>AXIA HOLDINGS LIMITED</p> <p>Dragonara Business Centre, 5th Floor, Dragonara Road, St. Julians STJ 3141, Malta</p> <p>Company Reg. No.: C 34517</p> <p>VAT No.: MT17293109</p> <p>TIN: 99 35601 22</p>
Coordination and development of blockchain integration and smart contract software – platform operational management	<p>Alessio Acco</p> <p>alessio.acco@arbittechltd.com</p> <p>+393471738065</p>	<p>ARBIT TECHNOLOGY LIMITED</p> <p>Dragonara Business Centre, 5th Floor, Dragonara Road, St. Julians STJ 3141, Malta</p> <p>Company registration number C 105205</p> <p>VAT Number MT30101725</p> <p>LEI Number 984500AAD91I4AY63E47</p> <p>Registration Number with the Maltese Office of the Commissioner for Revenue 97 16177 36</p>

Marketing Manager - build the brand, the strategy, execution and analysis of marketing activities to drive growth and achieve business goals	Stefano Ginex +39 3408997771 stefano94ginex@gmail.com	Via F.lli Varalli 37L Varallo fraz. Roccapietra (VC) 13019 ITALY P. IVA 02818980027
Service provider (technical infrastructure for issuance, investor management and KYC / AML compliance)	B R I C K K E N SOLUTIONS, S.L.	Brickken Solutions, S.L. Rosello Street, number 25, room 101, Barcelona (08029) VAT number B67557603. represented by Mr. Edwin Mata Navarro, acting as sole director with Spanish Identification Number 31040656V
Responsible for investor and business partner relations, fundraising activities and presentation of the BlockEstate project to potential	Federico Miele +39 3409919755 fm1994work@gmail.com	Federico Miele Islay, Fl 4 Triq L-Ghamad Is – Swieqi ID Number: 0358778A

D.6 Utility token Classification

True

D.7 Key Features of Goods/Services for Utility Token Projects

ABTK utility token entitles holders to discounts (calculated based on the quantity of tokens purchased) on existing services provided by the organisation.

The utility tokens issued by Arbit Technology Limited also give access to exclusive services related to the development and use of the Blockestate platform, dedicated to the tokenisation and exchange of real estate assets and, more generally, corporate assets, including intangible assets .

The benefits include:

- discounts on existing Arbit Technology Limited services;
- priority access to Blockestate project pre-sales and tokens ;
- discounts on transaction fees, proportional to the amount held;
- participation in beta programmes and exclusive events;
- access to dedicated reports and updates on the status of projects;

Restrictions:

- the services are valid exclusively within the Arbit Technology Limited and Blockestate Limited environment and do not confer any property rights or company shares;

D.8 Plans for the token

The crypto-asset project of Arbit Technology Limited concerns the issuance of a utility token aimed at enhancing the Organisation's existing services as well as creating and launching the Blockestate platform, a digital marketplace for the tokenisation and exchange of real estate assets and, more generally, corporate assets, including intangible assets.

Past milestones:

- definition of the concept and key features of the platform.
- technical feasibility study and market analysis of the real estate sector and possible movable assets;
- agreement with Brickken Solutions SL for the technological infrastructure for token issuance and management;
- preliminary development of tokenomics and distribution plan;

- start of preparation of the Whitepaper in accordance with Regulation (EU) 2023/1114 and the Maltese MiCA Act.

Current phase:

- preparation for the launch of the ABTK utility token issue;
- onboarding of technical, legal and marketing partners;
- verification of KYC/AML processes carried out by Brickken Solutions SL for future users of the platform.

Future steps:

- establishment of the company Blockestate Limited. once the minimum subscription target has been reached;
- development and testing of the Blockestate platform (MVP and beta testing);
- operational launch of the platform and activation of benefits reserved for ABTK token holders;
- subsequent issuance of the native Blockestate token for direct use on the platform.

Indicative timelines:

- ABTK utility token issuance: by the end of January 2026
- establishment of Blockestate Limited.: by the end of January 2026
- MVP launch: by [December 2026].
- Official launch: by [December 2027].

D.9 Resource allocation

Arbit Technology Limited has already committed financial, human and technological resources to initiate the preliminary phases of the Blockestate project, reducing its exclusive dependence on fundraising from the issuance of utility tokens.

Resources already allocated:

- equity for work agreements with consultants responsible for developing legal and regulatory, tax, technical and marketing advisory activities.
- Internal development team engaged in the architectural design of the platform and integration with the tokenisation technology provided by Brickken Solutions SL.

- definition of commercial agreements with Brickken Solutions SL for the use of technological infrastructure and related KYC/AML services for the management of the issuance campaign and token administration.

These resources will enable the completion of the technical design, document preparation and initial development phases of the Blockestate platform, regardless of the initial volume of subscriptions.

D.10 Planned use of Collected funds or crypto-assets

At the time of writing of this Whitepaper, no funds have been raised from third parties.

Part E - Information about the offer to the public of crypto-assets or their admission to trading

E.1 Public offering or admission to trading

"OTPC" – offer to the public

E.2 Reasons for the public offer or admission to trading.

The public offering of the utility token is aimed at raising the funds necessary to enhance the existing services already provided by Arbit Technology Limited, as well as to develop and launch the Blockestate platform, an innovative marketplace dedicated to tokenisation and exchange of real estate assets and, more generally, corporate assets, including intangible assets, with a particular focus on regulatory compliance and user protection.

The funds raised by Arbit Technology Limited will be used to

- enhance the services already provided by Arbit Technology Limited;
- accelerate the technical development, production and launch of the Blockestate platform;
- establish and launch the company Blockestate Limited, which will provide real estate tokenisation services and, more generally, corporate asset tokenisation services, including intangible assets;
- finance strategic marketing and user/investor acquisition activities.

- ensure full regulatory compliance, including the implementation of KYC/AML processes and the preparation of the documentation required by the MFSA for the launch of projects that will be proposed on the Blockestate platform.

E.3 Fundraising target

The objective is to raise funds in fiat currency or stable coins for a maximum amount of €1000000.00

E.4 Minimum subscription goals

€250,000.00

E.5 Maximum subscription goals

€1000000.00

E.6 Oversubscription acceptance

false

E.7 Oversubscription allocation

Excess subscriptions are not accepted.

E.8 Issue price

The issue price of the ABTK token will vary depending on the subscription phase:

- Phase 1 – Early supporters €0.05 as discounted price reserved for early adopters , limited quantity of tokens.
- Phase 2 – Public launch €0.10 as base price during the public offering.
- Phase 3 – Final €0.15 as price applied until the end of the offer or until the hard cap is reached.

E.9 Official currency or any other crypto-asset determining the issue price.

The issue price of the ABTK token is determined in euros (EUR) as the official reference currency.

The following means of subscription are also accepted, converted to the equivalent value in euros at the time of the transaction:

- Bitcoin (BTC)
- Ether (ETH)
- USD Coin (USDC)

All payments will be processed through the Brickken platform, with mandatory KYC/AML verification.

E.10 Subscription fee.

Direct fees by Arbit Technology Limited: there are no additional subscription fees charged to users beyond the token issue price.

Platform costs (Brickken Solutions SL): subscription entails the application of service fees established by the Brickken platform, calculated as a percentage of the transaction amount, according to the contractual conditions in force at the time of purchase. The fee agreed between Arbit Technology Limited and Brickken Solutions SL is 0.75%.

Example applying the commission of 0.75 % to the price of the three issuance phases:

- Phase 1 – Early supporters commission 0.000375 euro
- Phase 2 – Public launch commission 0.000750 euro
- Phase 3 – Final commission 0.001125 euro

Blockchain transaction costs (gas fees): these will be borne by users, as they are independent of Arbit Technology Limited.

E.11 Offer price determination method

The offer price of ABTK tokens was determined based on the following criteria:

- fundraising target value: the maximum amount to be raised (hard cap) was set at €1000000.00, necessary to enhance the existing services of Arbit Technology Limited and to develop and launch the Blockstate platform;
- total number of tokens issued: 21000000 tokens have been planned, of which 70% equal to 14700000 are intended for public offering; an additional 15% equal to 3150000 are intended for the team and development; an additional 10% equal

to 2100000 allocated to strategic partners and consultants, and an additional 5% equal to 1050000 allocated to strategic reserves and liquidity.

70% of the tokens intended for public offering will be placed on the basis of the following progressive price schedule:

- Phase 1 (early supporters): €0.05 per token
- Phase 2 (public launch): €0.10 per token
- Phase 3 (final): €0.15 per token

Market benchmark: the price takes into account comparable utility token issues in the blockchain and real estate tokenisation sector, ensuring competitiveness and sustainability;

Final determination mechanism: the price remains fixed for each subscription phase and is not subject to changes linked to market trends.

E.12 Total number of offered/traded crypto-assets

21000000

E.13 Target holders

"ALL" – all types of investors

ALL – The ABTK token public offering is aimed at both retail investors (RETL) and professional investors (PROF), subject to compliance with the regulations of the users' jurisdictions of residence .

E.14 Holder restrictions

The ABTK token offering is subject to the following restrictions:

- Geographical restrictions: subscription is not permitted to persons residing in jurisdictions where the offering or holding of utility tokens is prohibited or subject to specific authorisation.
- KYC/AML compliance: all users must successfully complete identity verification (KYC) and anti-money laundering (AML) procedures.
- Subjective restrictions: minors or persons who are legally incapacitated under the laws of their country of residence may not participate.

- Transferability to third parties: the transfer of tokens to third parties is only permitted after KYC/AML verification of the new owner, in line with current legislation.

E.15 Reimbursement notice

Purchasers participating in the offer to the public of crypto-asset will be able to be reimbursed if the minimum target subscription goal is not reached at the end of the offer to the public, if they exercise the right to withdrawal provided for in Article 13 of Regulation (EU) 2023/1114 of the European Parliament and of the Council or if the offer is cancelled

E.16 Refund mechanism

If one of the conditions giving rise to the right to reimbursement occurs (failure to reach the minimum subscription target, exercise of the right of withdrawal or cancellation of the offer), reimbursement will be made according to the following mechanism:

- Refund request: the investor may submit a written request via the Brickken platform or through the official channels of Arbit Technology Limited. In the event of withdrawal, the request must be received within the time limits set out in Article 13 of Regulation (EU) 2023/1114.
- KYC/AML verification: Each request will be subject to reconfirmation of the user's identity to ensure regulatory compliance and traceability of transactions.
- Refund method: Funds will be returned in the same official currency or crypto-asset used for the subscription. There are no additional costs charged by Arbit Technology Limited or the Brickken platform; however, any blockchain network fees (gas fees) or third-party service fees (FIAT payment circuits) will be borne by the applicant.

E.17 Refund timeline

Refunds will be made according to the following three scenarios:

- if the minimum threshold is not reached, the refund will be made automatic in accordance with the related smart contract;

- in the event of withdrawal pursuant to Article 13 of Regulation (EU) 2023/1114, refunds to participants in the public offering will be completed within a maximum period of fourteen days from the date on which Arbit Technology Limited is informed of the retail holder's decision to withdraw its consent to purchase the crypto-assets in question;
- in the event of cancellation of the public offer of the ABTK token, the funds collected from holders or potential holders will be returned within twenty-five days of the date of cancellation.

E.18 Offer phases

The public offering of ABTK tokens will be divided into three distinct stages, each characterised by specific price conditions and proportions of available tokens, in line with the standards recognised in the whitepapers of similar projects.

Phase	Price per token	% of public offering	Tokens allocated (#)
Early Supporters	0.05 EUR	70%	10,290,000 tokens
Public Launch	0.10 EUR	20%	2,940,000 tokens
Final Round	0.15 EUR	10%	1,470,000 tokens
Total Public Offering		100	14,700,000 tokens

Operational details:

- these volumes represent the portion of tokens allocated for public sale, equal to 70% of the total (total being 21,000,000,000 tokens);
- Each phase will have a specific subscription period, managed through the Brickken platform, always supported by mandatory KYC/AML verification.

- Tokens not sold in one phase may be transferred to the next phase, maintaining consistency with the allocation.

E.19 Early purchase discount

Discounted prices reserved for early supporters:

Phase 1 – Early Supporters: preferential price of 0.05 EUR per token, compared to the base price (0.10 EUR) and final price (0.15 EUR).

Reasons for the discount:

- Initial risk assessment: early investors contribute to the most uncertain phase of the project, bearing technical, legal and governance costs even before the operational launch.
- Sign of trust and reputation: offering selected discounts (e.g. to institutional investors or strategic advisors) helps to strengthen the credibility of the project in the eyes of the market.
- Project sustainability: advance sales generate immediate resources that can be used to cover the early operational phases of the project without relying exclusively on equity capital.

Consequences for other investors:

tokens purchased in later stages (Public Launch and Final Round) are purchased at higher prices, reflecting lower perceived risk and greater visibility of the project.

This structure rewards early support, but ensures transparency and consistency thanks to the fixed price ladder.

E.20 Time-limited offer

"true" – yes

E.21 Subscription period beginning

2026-01-01

E.22 Subscription period end

2026-12-31

E.23 Safeguarding arrangements for offered funds/crypto-Assets

Provisions to safeguard funds or other crypto-assets referred to in Article 10 of Regulation (EU) 2023/1114 during the limited-time public offering or during the withdrawal period.

1.Safe custody of funds

Funds raised during the public offering phase will be held in custody in accordance with Article 10 of Regulation (EU) 2023/1114, using a designated credit institution and a designated authorised crypto-asset service provider (CASP) for crypto-asset funds.

The organisation responsible for custody is Payward Europe Solutions Ltd. (“PESL”), operating under the Kraken brand, which will provide guarantees regarding the availability, integrity and confidentiality of the funds, ensuring that they can be returned promptly in the event of cancellation or withdrawal from the offer.

Publication of the offer result.

Within 20 working days of the closing of the offer, Arbit Technology Limited will publish the results of the operation on its website, including indicators such as the amount offered, any funds raised and tokens sold.

E.24 Payment methods for crypto-assets purchase

Buyers can purchase ABTK tokens using various payment methods, accessible via the Brickken platform:

fiat currency (e.g. EUR): via:

- debit/credit card (Visa, Mastercard) via a secure POS provider, for fast transactions in fiat currency.

crypto-assets (digital tokens) via:

- stablecoins and cryptocurrencies accepted by the Brickken platform's payment processor (e.g. USDC, BTC, ETH) for the equivalent value in EUR at the time of purchase.

Fund custody:

All transactions with fiat and crypto-assets are handled via third-party escrow relays, ensuring that funds are preserved until the public offering closes or the right of

withdrawal expires. All fiat currencies and cryptocurrencies are converted to USDC for custody.

E.25 Value transfer methods for reimbursement

When purchasers are entitled to a refund (e.g. in the event of failure to reach the soft cap, exercise of the right of withdrawal or cancellation of the offer), the value will be returned according to the following criteria:

- Same payment method used for subscription (preferably).

The refund will be made in the same form used during the purchase (e.g. EUR bank transfer, card, crypto-stablecoin);

- Transfer to crypto-assets via wallet.

For initial payments made in stablecoins or other cryptocurrencies, the refund will be made by sending it to the same wallet address from which the subscription was made;

- Escrow solution or non-custodial smart contract.

Given the presence of escrow mechanisms, funds remain blocked until the refund request is verified and, once confirmed, are released to the registered refund address.

- Irreversible transactions. Since blockchain transactions are irrevocable by nature, the refund does not require the cooperation of the manager or the escrow/smart contract system. Network costs (gas fees) or any conversion fees will be borne by the applicant.

E.26 Right of withdrawal.

Pursuant to Article 13 of Regulation (EU) 2023/1114 (MiCAR), users who purchase utility tokens issued by Arbit Technology Limited on may exercise their right of withdrawal under the following terms and conditions:

Scope of application:

- The right of withdrawal is granted to those who purchase utility tokens directly from the offeror.

Duration of the right of withdrawal:

- The customer may withdraw without justification within a period of 14 consecutive calendar days from the date of subscription.

Refund method:

- All payments made, including any fees, will be refunded in full within 14 days of notification of withdrawal. The refund will be made in the manner indicated in point E25 above.

Limitations on the right of withdrawal:

- The right cannot be exercised in the following cases:
 - if the token has already been admitted to trading at the time of purchase;
 - if the offer period has already expired at the time of purchase;

E.27 Transfer of purchased crypto-assets

Crypto-assets (ABTK utility tokens) purchased during the public offering will be transferred to users as follows:

Technology used:

- tokens will be issued and transferred through the Brickken platform, on an ERC-20 compatible blockchain (Ethereum or equivalent supported network);
- Destination wallet: holders must provide a compatible wallet address at the time of subscription.

Operational restrictions:

- During lock-up or withdrawal periods, tokens will remain locked and cannot be transferred to third parties.
- Subsequent transfers between private individuals remain possible but are subject to KYC/AML verification for the new purchaser, in accordance with applicable regulations.

Transfer confirmation:

- Each transfer will be accompanied by an on-chain transaction, publicly verifiable via block explorer.

Custody responsibility:

- Once transferred to the wallets indicated by users, ABTK utility tokens will no longer be under the custody or responsibility of Arbit Technology Limited or the Brickken platform. Holders are solely responsible for the security of their private keys and wallets. Any losses resulting from lost credentials, misuse of the wallet or unauthorised transfers cannot in any way be attributed to Arbit Technology Limited.

E.28 Transfer time schedule

Tokens will be credited to holders' wallets within 10 working days of the closing of the public offering or the end of the withdrawal period, if applicable.

E.29 Purchaser's technical requirements

Holders must provide a wallet address compatible with ERC-20 technology or an equivalent supported network.

E.30 Crypto-asset service provider (CASP) name

No crypto-asset service provider (CASP) will be in charge of the placing of crypto-assets

E.31 CASP identifier

N-A

E.32 Placement form

"WOUT" — without a firm commitment basis

E.33 Trading platforms name.

Not applicable as there are currently no plans to apply for admission to trading of utility tokens.

E.34 Trading platforms market identifier code (MIC)

N/A

E.35 Trading platforms access

N/A

E.36 Involved costs.

N/A

E.37 Offer expenses

Type of expense	Description	Estimated amount	Currency	Note
Brickken Solutions SL platform fee	Costs of issuing and technically managing the offer via the SaaS platform	9,500.00	EUR	Contractual fees
Brickken Solutions SL commission	Conversion between fiat/cryptocurrencies and transfers	7,500.00	EUR	Escrow release upon withdrawal
Legal advice and compliance	Regulatory assistance, drafting and review of the Whitepaper	20,000.00	EUR	Pietro 400,000 tokens
Tax and notary advice	K Y C / A M L compliance, legal structuring of the offering	6,000.00	EUR	Ruben 120,000 tokens
Marketing and communication	Promotional campaigns, events, digital channels	30,000.00	EUR	Stefano

Other operating expenses	Administrative management and support for the offer	5,000.00	EUR	Domain names, registrations, fees.
Technical audit and smart contract	Independent review of the issuance contract	0.00	EUR	already available
Project Management		1,200,000.00	tokens	Maurizio
Technology Management		700,000.00	tokens	Alessio
Founders chip		70,000.00	tokens	6 founding members
Estimated total expenses related to the offer (€)		78,000.00	EUR	-
Estimated total expenses related to the offer (tokens)		1,970,000.00	Tokens	-

E.38 Conflict of interest

Conflicts of interest could affect:

Team members and founders: at Blockestate Limited some members of the management and development team (in particular the directors of Arbit Technology Limited) may directly hold a share of utility tokens, assigned in part as compensation for work performed and to ensure alignment of interests with those of investors.

Strategic partners and consultants: a predefined share of tokens may be reserved for strategic partners and external consultants, with the aim of incentivising their collaboration and commitment.

Arbit Technology Limited: As the offeror, the company benefits indirectly from the success of the offer, as the funds raised will be used to develop the Blockestate platform, for which it will be the technology promoter. The Company also benefits directly from the success of the offer, as part of the funds may be used to enhance the existing services already offered by Arbit Technology Limited.

Mitigation measures adopted:

1. Transparent communication of token allocations to the team, partners and consultants. No vesting period will be applied as the tokens are not admitted to trading and therefore cannot be speculated on.
2. Independent legal and regulatory oversight to ensure the proper management of the funds raised.
3. Separation between the operational activities of Arbit Technology Limited and the future company Blockestate Limited, which will take over as the holder of rights in favour of investors.

E.39 Applicable law

The law applicable to the public offering of crypto-assets

Law of the Republic of Malta.

European MICAR Regulation

E.40 Competent court

Laws of the Republic of Malta.

Part F – Information about the crypto-assets

F.1 Crypto-asset type

Utility Token (Crypto-assets other than ARTs or EMTs according to the MICAR classification).

F.2 Crypto-asset functionality

The digital token issued by Arbit Technology Limited is a utility token that entitles the purchaser to access specific services already offered by the Organisation and future services that will be offered by the BlockEstate platform, such as participation in pre-sales of real estate tokenisation projects and, more generally, corporate assets, including intangible assets, discounts on commissions and priority access to restricted content, priority access to tokens that will be issued by Blockestate Limited.

F.3 Planned application of functionalities

The token's features will be active from the moment of issue with regard to the existing services of Arbit Technology Limited. With regards to future services to be provided by the Blockestate platform, the features will be available from the launch of the Blockestate platform, within 12 months of the conclusion of the public offering. Some benefits, such as discounts or access to information content, will be recognised from the establishment of Blockestate Limited.

F.4 Type of crypto-asset whitepaper

OTHR

F.5 The type of submission

NEWT

F.6 Crypto-asset characteristics

The crypto-asset covered by this Whitepaper is a utility token called ABTK, issued by Arbit Technology Limited on the Brickken platform and registered on the public Ethereum blockchain according to the ERC-20 standard.

Type and nature

- Type: Utility Token (Crypto-assets other than ARTs or EMTs - no asset-referenced token, no e-money token).
- Main function: access and benefits within the Arbit Technology Limited and Blockestate Limited environment (Blockestate is a project of Arbit Technology, for a platform allowing the tokenisation of real estate assets and, more generally, corporate assets, including intangible assets) .
- Rights: discounts on existing services provided by Arbit Technology Limited and discounts progressive on commissions, priority access to pre-sales and initiatives on the Blockestate platform, priority in integrated services.
- Exclusions: the token does not confer governance rights, company shareholdings or direct economic returns, and therefore does not constitute a financial instrument under EU law.

Elements for classification in the MiCA register.

- Whitepapertype : OTHR (utility token).
- Reporting type: NEWT (new issue).
- Offeror: Arbit Technology Limited.

F.7 Commercial name or trading name

Arbit Technology Limited

F.8 Website of the issuer

arbittechnologyltd.com

F.9 Start date of offer to the public or admission to trading

The expected start date of the public offering is 2026-03-01

F.10 Publication date

Date of publication of the Whitepaper on crypto-assets: 2026-01-17

F.11 Any other services provided by the issuer.

Arbit Technology Limited does not provide any services other than the issuance of the utility token described in this Whitepaper, as it is not authorised to provide investment or

custody services under Regulation (EU) 2023/1114, nor regulated financial services under MiFID II or the Maltese MICA Act.

Any technological services provided by the issuer – such as the development and maintenance of the Blockstate platform, software support and API integration – fall within the scope of software house activities and do not constitute regulated financial services.

F.12 Language or languages of the crypto-asset whitepaper

English

F.13 Digital token identifier code used to uniquely identify the crypto-asset or each of the several crypto-assets to which the whitepaper relates, where available

N/A

F.14 Functionally fungible group digital token identifier, where available

ISO 24165 FFG DTI

N/A

F.15 Voluntary data flag

"false" – mandatory

F.16 Personal data flag

"true" – yes

F.17 LEI eligibility

"false" – not eligible.

F.18 Home Member State

Malta

F.19 Host Member States

European Economic Area EEA

Austria AT

Belgium	BE
Bulgaria	BG
Croatia	HR
Cyprus	CY
Czech Republic	CZ
Denmark	DK
Estonia	EE
Finland	FI
France	FR
Germany	DE
Greece	EL
Ireland	IE
Italy	IT
Latvia	LV
Lithuania	LT
Luxembourg	LU
Malta	MT
Netherlands	NL
Poland	PL
Portugal	PT
Romania	RO
Slovakia	SK
Slovenia	SI
Spain	ES
Sweden	SE
Iceland	IS
Liechtenstein	LI
Norway	NO

Part G – Information on rights and obligations related to crypto-assets

G.1 Purchaser rights and obligations

Purchasers of ABTK utility tokens and tokens acquire the following rights:

- access to economic benefits: the right to discounts on existing services already provided or to be provided by Arbit Technology Limited; the right to discounts on fees regarding services from the currently under development Blockestate platform (e.g. up to 100% depending on the number of tokens held);
- privileged access: the right to participate on a priority basis in pre-sales and new initiatives launched through the Blockestate platform;
- transferability: possibility to transfer tokens to other private individuals, with the obligation for new owners to undergo the AML/KYC procedures required by current legislation;
- information: the right to receive official updates on the development of the project and the intended use of the funds raised.

Purchasers assume the following obligations:

- compliance with applicable regulations: obligation to comply with AML/KYC provisions and applicable laws in their country of residence.
- Compliant use: tokens may only be used for services provided and/or to be provided by Arbit Technology Limited and for future services within the Blockestate platform and do not entitle the holder to share ownership, dividends or other corporate profits.
- Risk awareness: acceptance of the fact that the value of the token is not guaranteed and that its usefulness depends on the implementation of the Blockestate project.
- Lock-up or withdrawal restrictions: obligation to comply with any temporary token lock-up periods provided for at the time of issue.

G.2 Exercise of rights and obligations.

Purchasers of the ABTK utility token may exercise their rights and fulfil their obligations in relation to it in the following ways:

1. Access to benefits and services

- The tokens confer rights to discounts on existing services already provided /and to be provided by Arbit Technology Limited, as well as discounts on transaction fees, priority access to pre-sales of future projects and use of the services of the Blockestate platform, once operational.
- Access is automatic and proportional to the number of tokens held and will be granted through the use of smart contracts.

2. Practical exercise of rights

- Holders must connect their compatible wallet to the platform to activate the benefits.
- Rights are recognised and applied directly by the system through smart contracts (e.g. reduced checkout fees, priority in purchase orders).

3. Obligations of holders

- Maintain the effective availability of tokens in their personal wallet at the time of use.
- Undergo any AML/KYC checks required by law, if necessary to access certain benefits.

4. Limitations

- The rights and benefits associated with the utility token do not confer any corporate, property or financial rights.
- Any updates or changes to the terms and conditions for exercising the right will be communicated to purchasers with adequate notice.

G.3 Conditions for modifications of rights and obligations

The conditions for exercising the rights and obligations associated with the utility tokens issued by Arbit Technology Limited remain bound by the provisions of this Whitepaper. Any changes to rights and obligations may only be made in accordance with Regulation (EU) 2023/1114 (MiCAR) and must be justified by regulatory, operational or investor protection requirements.

If Arbit Technology Limited deems it necessary to amend the Whitepaper or the conditions relating to the rights and obligations of holders, it will follow the following procedure:

- Notification and publication requirement: any significant change will be notified to the competent authority and published in the same form as the original Whitepaper.
- Communication to investors: buyers will be informed in a transparent and easily accessible manner (e.g. official website and direct notification by e-mail).
- Right of withdrawal: if the changes affect the rights and/or the manner in which they are exercised and occur before the offer closes, investors who have already subscribed will have the right to withdraw within a maximum period of 14 working days from the notification, in accordance with the general terms and conditions signed and accepted at the time of purchase of the utility tokens.
- Non-substantial changes: formal or purely technical changes (e.g. correction of typos, contact updates) do not entail the right of withdrawal and become immediately binding.

G.4 Future public offers

At present, no further public offerings of crypto-assets are planned.

G.5 Issuer retained crypto-assets

6300000

G.6 Utility token classification

"true" – yes

G.7 Key features of goods/services of utility tokens

Utility tokens will give access to the following four types of services:

Baby

Junior

Senior

VIP

Specifically:

- Baby ≥ €2,500 5% discount on existing Arbit Technology Limited services and 25% discount on transaction fees for future services provided through the Blockestate platform and basic priority access to pre-sales.
- Junior ≥ £5,000 10% discount on existing Arbit Technology Limited services and 50% discount on transaction fees for future services provided through the Blockestate platform and early access to new Blockestate Limited projects.
- Senior ≥ €7,500 15% on existing Arbit Technology Limited services and 75% discount on transaction fees for future services provided through the Blockestate platform and early to new Blockestate Limited projects access and premium support services.
- VIP ≥ £10,000 20% on existing Arbit Technology Limited services and 100% discount on transaction fees for future services provided through the BlockEstate platform and early access to new Blockestate projects and premium support services.

G.8 Utility tokens redemption

The functionalities recognised by utility tokens may be exercised in the following ways:

- With reference to existing Arbit Technology Limited' services through KYC procedures as described in point G.2 point 3 above.
- Regarding future services provided by the Blockestate platform: through smart contracts the functionalities recognised by utility tokens may be exercised by accessing the platform currently under development.

ABTK utility tokens are not intended for direct redemption against specific physical goods or services.

They function as digital instruments that entitle holders to specific discounts on existing Arbit Technology Limited services as well as access to the platform Blockestate, allows holders to:

- automatically obtain the expected benefits (discounts on commissions, pre-emption rights, priority access) when using the platform's services;
- activate these benefits by connecting their wallet to the platform and keeping the tokens held in the wallet during the transaction;

- exercise rights exclusively within the Blockstate ecosystem, without the possibility of direct conversion into cash or external assets.

G.9 Non-trading request

"false" – not sought

G.10 Crypto-asset purchase or sale modalities

After the conclusion of the public offering, the utility tokens ABTK will not be automatically admitted to trading on regulated markets or crypto-asset exchange platforms.

Primary purchase:

- tokens can only be purchased during the public offering via the Brickken platform, following the subscription procedures and KYC/AML requirements.

Post-offer sale/transfer:

- Holders may transfer tokens privately to other parties, provided that the new purchaser undergoes the required AML/KYC checks. If the new token holder intends to use them through the Blockstate platform, they must undergo the KYC/AML checks required by the platform itself.
- Such transfers will take place via compatible wallets, without the direct intermediation of Arbit Technology Limited.
- The issuer does not guarantee the creation or availability of an official secondary market.

G.11 Crypto-asset transfer restrictions

ABTK utility tokens are freely transferable between wallets compatible with the ERC-20 standard, subject to the following restrictions:

- Lock-up periods: during promotional phases, withdrawal phases or in the event of vesting for teams/consultants, tokens may be temporarily non-transferable. ArBitTech utility tokens will not be transferable until the public offering has closed.

- Regulatory compliance: any transfer between private individuals shall be subject to AML/KYC verification procedures for the new holder, in accordance with applicable laws.
- Territorial restrictions: distribution and transfer is not permitted in non-EU countries where the sale of utility tokens is not authorised (e.g. United Kingdom, USA).
- Post-transfer responsibility: Arbit Technology Limited assumes no responsibility for the use, custody or further transfer of tokens once they are out of its control.

G.12 Supply adjustment protocols

"false" – no

G.13 Supply adjustment mechanisms

N/A

G.14 Token value protection schemes

"false" – no

G.15 Token value protection schemes description

N/A

G.16 Compensation schemes

"false" – no

G.17 Compensation schemes description

N/A

G.18 Applicable law

- Maltese legislation;
- Regulation MICAR (Markets in Crypto-Assets Regulation) 2023/1114

G.19 Competent court

Jurisdiction of the Republic of Malta

Part H – Information on the underlying technology

H.1 Distributed ledger technology (DLT)

Brickken Solutions SL uses public blockchains compatible with smart contracts (mainly Ethereum), as well as other networks such as Base, Binance Smart Chain, etc.

H.2 Protocols and technical standards

The Brickken platform tokens for STOs are based on ERC-20 standards (for utility tokens such as BKN and for security tokens issued through the 'STO Factory'). Smart contracts follow security best practices (audits, use of robust libraries) and certain Ethereum Improvement Proposals standards (e.g. EIP-712, EIP-165) are mentioned for BKN.

H.3 Technology used

Modular architecture based on smart contracts and off-chain services for KYC/KYB management, whitelisting, user interface, cap table management. Uses backend microservices, Solidity smart contracts, Web3/dApp frontend

H.4 Consensus mechanism

Since it uses blockchains like Ethereum, the consensus is that of the chain used (in the case of Ethereum, Proof of Stake). For secondary networks like Polygon, the mechanism of the respective chain applies. Brickken Solutions SL does not operate its own chain with proprietary consensus.

H.5 Incentive mechanism and applicable fees

Incentives:

Use of the BKN token as a utility token to pay STO issuance fees, commissions, expert services, etc. Reward/penalty mechanisms (staking/slashing) are provided to promote compliance with the conditions set out.

Fees:

Fees are applied for tokenisation, successful offerings, commissions on secondary transactions, fiat gateways, etc.

H.6 Use of distributed ledger technology

True – Yes, DLT operated by the issuer or a third-party acting on the issuer's behalf.

Brickken Solutions SL's tokens are issued, transferred and stored on public blockchains (DLT) that are operated by third parties (not on a private Brickken Solutions SL chain). Brickken Solutions SL acts as a promoter, smart contract provider and interface, but not as a proprietary DLT network, except where certain platform services interact directly with the blockchain.

H.7 DLT functionality description

When DLT is operated by third parties or by Brickken Solutions SL on their behalf, Brickken Solutions SL uses smart contracts for token issuance, escrow for STO, whitelist/cap table management via blockchain events. Tokens are stored in investors' wallets. Transactions are validated according to the rules of the chosen chain. Off-chain interfaces for KYC/whitelist maintain privacy, only the wallet address is on-chain. The platform uses microservices to manage UX + blockchain interaction.

H.8 Audit

True

Brickken Solutions SL has audited its smart contract protocol. For example, there is a security report by Hacken ("Smart Contract Code Review/Security Analysis Report") for the Brickken Protocol.

H.9 Audit outcome

Result: Hacken's audit gave a high score ($\approx 9.9/10$), with high test coverage ($\sim 97.9\%$), a total number of findings (26), many resolved, no critical issues (Critical: 0) in public reporting.

Part I – Risk Information

I.1 Offer - related risks

Failure to reach the minimum cap, resulting in reimbursement to investors and delay in the launch of the project.

- Possible partial subscription compared to the hard cap, which may reduce available resources and slow down the development of the platform.
- Time limitations: the offer is subject to a maximum term of 12 months, after which any funds not yet raised cannot be acquired.
- Risk of cancellation of the offer in exceptional circumstances (regulatory changes, technical or economic impossibility to continue).

I.2 Issuer - related risks

Dependence on the founding team: any organisational or governance difficulties may affect the progress of the project.

- Small size of the issuer: Arbit Technology Limited is a technology SME with limited resources compared to large players in the sector.
- Risk of conflicts of interest: part of the tokens are held by the team and strategic partners, subject to vesting to reduce the risk of massive selling.
- Continuity risk: any unforeseen economic, legal or reputational events affecting the issuer could have a direct impact on the utility of the token.

I.3 Crypto-asset - related risks

Value volatility: tokens have no guaranteed price and their value may fluctuate based on supply/demand and market perception.

- Limited liquidity: as there is no guaranteed secondary market, the possibility of reselling tokens may be reduced.
- Regulatory restrictions: in some countries, the purchase or holding of utility tokens may be subject to prohibitions or restrictions.
- No property rights: tokens do not represent company shares and do not confer any rights to dividends or profit sharing.

I.4 Project implementation - related risks

Delays in development: the BlockEstate platform may experience delays in its implementation.

- Dependence on external partners: technology suppliers or consultants may fail to meet their commitments, slowing down the project.
- Market adoption: the success of the project depends on adoption by users and operators in sectors similar to those in which the Blockestate platform will operate.
- Competition: the presence of similar or alternative projects in the field of real estate tokenisation could reduce the attractiveness of the project.

I.5 Technology - related risks

Blockchain security: vulnerabilities in smart contracts or the Ethereum network could compromise the functionality of the tokens.

- Cybersecurity: risk of cyber attacks on systems, wallets or the BlockEstate platform.
- Scalability: any performance limitations of the blockchain used could affect the usability of the services.
- Dependence on third parties: the use of providers such as Brickken Solutions SL implies reliance on external infrastructure.

I.6 Mitigation measures

Regular audits of smart contracts to identify vulnerabilities prior to release.

- Adoption of advanced security protocols (multi-sig, cold storage, constant monitoring).
- Vesting and lock-ups for teams and partners, reducing the risk of token dumping.
- Contractual clauses with suppliers to guarantee commitments on timing and quality of services.
- Transparent updates to investors with regular publication of progress reports.
- Technological diversification with the possibility of extending compatibility to other blockchains in case of future needs.

Part J – Information on the sustainability indicators in relation to adverse impact on the climate and other environment - related adverse impacts

J.1 Adverse impacts on climate and other environment-related adverse impacts

Regulatory Statement and Methodological Note

This section has been drafted in accordance with Article 6(1)(j) of Regulation (EU) 2023/1114 (Markets in Crypto-Assets Regulation – MiCAR) and Commission Delegated Regulation (EU) 2025/422. It outlines the principal negative climate impacts and other adverse environmental effects associated with the consensus mechanism employed to issue the crypto-asset.

The crypto-asset subject of this White Paper is issued on the Ethereum blockchain using the standard, leveraging the technological infrastructure provided by Brickken. The underlying consensus mechanism ensuring transaction validation and ledger integrity is Proof-of-Stake (PoS).

Pursuant to Article 2(2) of Delegated Regulation (EU) 2025/422, and in the absence of environmental data provided directly by the tokenisation platform provider, the information herein has been obtained and aggregated from independent studies, technical sector assessments (notably the Crypto Carbon Ratings Institute – CCRI and the Ethereum Foundation), and White Papers of comparable crypto-assets employing the same Ethereum PoS consensus mechanism. The estimates provided represent the impact of the entire Ethereum network, as an indivisible infrastructure necessary for the existence of the token.

Qualitative Description of the Consensus Mechanism

The Ethereum network utilises a Proof-of-Stake (PoS) consensus mechanism. Unlike Proof-of-Work (PoW) mechanisms, which require significant energy consumption to solve complex cryptographic puzzles (“mining”), PoS entrusts block validation to “validator” nodes selected based on the amount of crypto-assets (ETH) staked as collateral.

Impact Mitigation: Ethereum’s transition from the PoW to the PoS model, which occurred in September 2022 (“The Merge”), resulted in a reduction in network energy consumption by over 99.9%. Validator nodes can operate on standard, low-energy hardware, drastically reducing both electricity consumption and electronic waste production compared to previous-generation blockchain technologies.

Quantitative Environmental Indicators

The following tables present the mandatory (Table 2) and supplementary (Table 3) sustainability indicators required by Delegated Regulation (EU) 2025/422.

Scope Note: The data reported refer to the annual consumption of the entire global Ethereum network. The specific impact attributable to the individual crypto-asset offered herein represents a negligible fraction of these totals, proportional to the transaction volume generated relative to the network's overall throughput.

Number Field	Field	Content to be reported
General Information		
1	Name	Arbit Technology Limited
2	Relevant Legal Entity Identifier (LEI)	984500AAD91I4AY63E47
3	Name of the crypto-asset	ABTK
4	Consensus mechanism	Ethereum Proof-of-Stake (PoS). Decentralised consensus mechanism whereby validators are selected to create new blocks and confirm transactions based on the amount of native cryptocurrency held and staked.
5	Incentive mechanisms and applicable fees	Validators receive staking rewards (issuance of new ETH) and priority transaction fees (tips) for honest block proposal and attestation. Penalties (“slashing”) apply for malicious behaviour or inactivity.
6	Start of the period to which the information relates	2023-01-01
7	End of the period to which the information relates	2023-12-31
Mandatory Key Indicator		

8	Energy consumption	2,600,000 kWh (2.6 GWh) Note: Estimated value relating to the annual consumption of the entire Ethereum network.
9	Sources and methodologies for energy consumption	Data derived from post-Merge assessments by the Crypto Carbon Ratings Institute (CCRI) and the Ethereum Foundation. The methodology involves monitoring the number of active validator nodes on the network and multiplying by the average energy consumption of standard node hardware configurations (approx. 100W–140W per node), including estimates of data centre energy efficiency (PUE) where applicable.
Supplementary Key Indicators		
10	Renewable energy consumption	48.00% (Estimate) Estimated share based on the geographical distribution of Ethereum nodes cross-referenced with the carbon intensity of regional electricity grids.
11	Energy intensity	0.000003 kWh per operation Calculated as: Total Network Energy / Total Annual Transactions.
12	Scope 1 GHG emissions from DLT (controlled sources)	0t CO ₂ e Ethereum validator nodes are electronic devices that do not generate direct on-site combustion emissions.

13	Scope 2 GHG emissions from DLT (purchased energy)	870t CO ₂ e Indirect emissions arising from the generation of electricity purchased and consumed by the global network of validators.
14	Greenhouse gas emission intensity	0.000001kg CO ₂ e per operation Average emissions per validated transaction.
Sources and Methodologies		
15	Main sources and methodologies for energy	See Field S.9. Energy intensity is derived by dividing total annual energy (2.6 GWh) by the average annual throughput of the Ethereum network (estimated at approximately 400 million transactions).
16	Main sources and methodologies for greenhouse gases	GHG emissions are calculated using the “location-based” method, mapping node IP addresses to geographic regions and applying the carbon intensity factors of local grids (data: Ember, IEA). Data source: CCRI “The Merge” report and subsequent updates. No offsetting mechanisms are included in the gross calculation, in accordance with Article 6(6) of Delegated Regulation 2025/422.

Statement on the Use of Estimates (Best Efforts)

Given the decentralised and permissionless nature of the Ethereum network, it is not technically feasible to ascertain with absolute certainty the exact location, hardware configuration, and energy supply contracts of every global validator node. Therefore, in

accordance with Article 6(7) of Delegated Regulation (EU) 2025/422, the data reported above represent the best available estimates, based on scientifically robust models accepted by the international community. The issuer has made every reasonable effort to obtain such data through consultation with independent third-party providers and comparative analysis of similar offering documents.

The White Paper presenter formally undertakes to ensure continuous monitoring and periodic updating of the information published on the website, in accordance with Article 66(5) MiCAR. To this end, an annual compliance procedure will be established—for example, in January—to verify the latest CCRI or Ethereum Foundation reports and consequently update the data reported in the public tables. This commitment ensures ongoing compliance with applicable regulations and transparency towards the supervisory authority.

St Julians, Malta
2025, December 17th

Maurizio Acco
CEO - Director