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WHITEPAPER

EXECUTIVE SUMMARY

The Avalon X whitepaper introduces an innovative crypto component that combines the stability of real estate with the cutting-edge world of blockchain technology. As the landscape of asset management and digital finance evolves, Avalon X stands out as an innovative platform aimed at making the creation and management of digital tokens tied to real-world assets much easier and more accessible for everyone.

Grupo Avalon is a leading real estate developer based in Bávaro, Punta Cana, which has already made a significant mark throughout the Dominican Republic. With a focus on high-value residential and mixed-use projects, Grupo Avalon has consistently delivered impressive revenue growth and returns for its investors. The company has already completed over \$103 million in sales and boasts a total project value of \$548 million across its completed, ongoing, and upcoming developments. Grupo Avalon is on an ambitious path to expand its presence in high-demand locations like Santo Domingo and Punta Cana, with plans for an additional \$385 million in new developments, thus approaching a total of \$1 billion in project value.

At the core of our platform is the A VLX token. Rather than acting as a speculative asset or ownership stake, A VLX serves as a utility token — a key that unlocks access to tiered benefits, staking options during presale, and exclusive property-related perks. Avalon X introduces a revolutionary platform that integrates blockchain technology with RWA. By leveraging these advanced technologies, Avalon X aims to transform the real estate industry, making it more secure, efficient, and transparent.

It is designed to support meaningful interaction with the Avalon X ecosystem, not to function as a traditional financial instrument.

Avalon X isn't a theoretical concept or a hype-driven token launch. It's a platform built for long-term value one that prioritizes transparency and offers a clear path for participation in a historically exclusive asset class.

This groundbreaking approach boosts asset liquidity, transparency, and accessibility with the following advantages:

- Lowers barriers, eliminating issues like geographic restrictions and high minimum investment amounts.
- Cuts down on transaction costs and time thanks to streamlined processes powered by blockchain technology.
- Enhances transparency and security through unchangeable transactions and smart contracts.

The global real estate market, which was valued at \$379.7 trillion in 2024, stands as the largest reservoir of wealth in the world. Tokenization offers a fantastic opportunity in this field by allowing everyday investors to tap into institutional-grade properties that were once beyond their reach, making it possible for more people to participate in one of the most valuable asset classes on the planet.

At the heart of Grupo Avalon's investment strategy is its flagship project, Sky View, a contemporary residential development in Santo Domingo that aims to blend urban living with quality public spaces and community-oriented amenities, all while capitalizing on the Dominican Republic's thriving tourism and real estate sectors.



INTRODUCTION

Real estate has long been considered one of the most stable and reliable forms of investment. But despite its appeal, access to prime real estate opportunities has remained out of reach for most individuals. High upfront costs, complicated legal requirements, and limited cross-border accessibility have made this asset class the domain of large institutions and accredited investors.

Avalon X changes that by introducing tokenization the process of converting accessibility to real-world assets into digital tokens that can be divided, transferred, and interacted with more freely. By breaking down these barriers, we enable a wider and more diverse group of investors to participate in projects that were previously inaccessible.

With A VLX, users gain access to a token that does more than just exist on the blockchain. It opens doors to real benefits tied to physical developments from discounted property access to tiered participation and staking rewards. Importantly, we've built the Avalon X platform with a strong focus on security and transparency, ensuring that users can engage confidently and responsibly.

Whether you're well-versed in blockchain or just beginning to explore it, Avalon X offers a practical and user-friendly way to connect with real estate in the digital age without sacrificing trust, simplicity, or the integrity of the underlying assets.

Utility Token Classification

Avalon X tokens (A VLX) are intentionally designed as utility tokens. Their main functions are not speculative; instead, they focus on providing access, participation, and usage within the Avalon X ecosystem. Specifically, A VLX tokens offer holders a range of utilities:

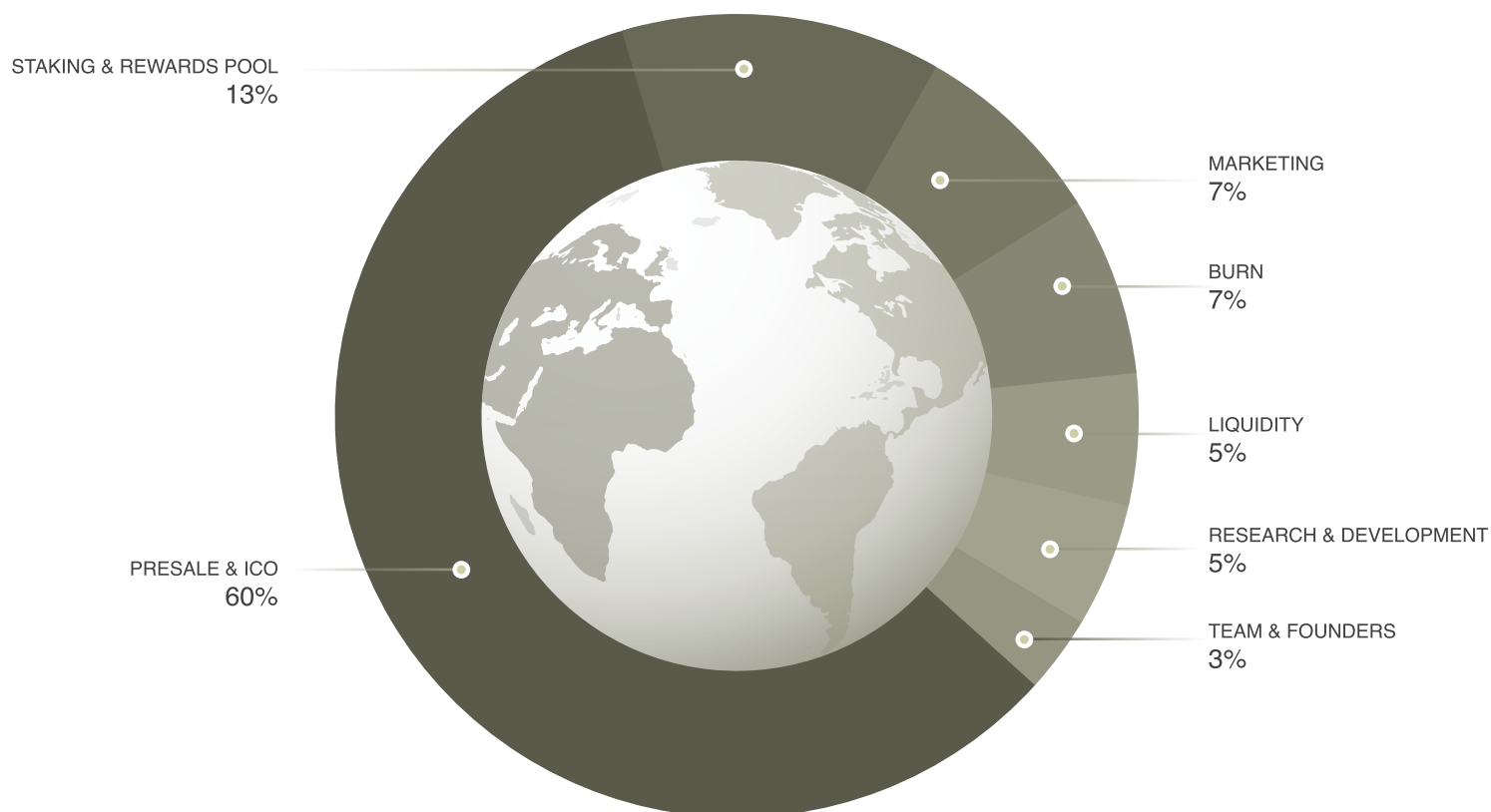
- **Investment Tier Eligibility:** A VLX tokens offer usage rights, perks, and access to rewards.
- **Staking & Rewards:** A VLX tokens can be staked for passive rewards during presale, subject to APY.

This design makes it clear that A VLX tokens are not investment contracts and don't give ownership or any rights to dividends. Instead, the value of these tokens comes from the functional access and engagement they provide, which aligns with the existing regulatory frameworks for utility tokens. Once A VLX tokens hit public exchanges, investors will have the opportunity to use them to buy Grupo Avalon properties at a reduced Avalon X tokens (A VLX) are purely utility tokens.

They are not meant to represent shares, ownership of property, time-share rights, or any kind of investment contracts. By merging blockchain utility with real-world assets, Avalon X is pioneering a new investment model that balances innovation with existing blockchain technology.



TOKENOMICS



Avalon X tokens (A VLX) are the foundational utility asset of the Avalon X ecosystem, facilitating investor access, project engagement, tiered investment eligibility, and future ecosystem governance. The total supply is fixed at 2 billion tokens, ensuring scarcity, predictable distribution, and long-term value creation.

Maximum Supply 2,000,000,000 A VLX Tokens (Total Cap)

No inflationary minting. All tokens are pre-allocated at Genesis.

Token Utility

Avalon X tokens serve as the core transactional and access mechanism within the project:

Investment Tier Access:

A VLX is required to unlock specific investment rewards subject to A VLX token holding levels, which grant usage rights, perks, and access to rewards.

Staking Rewards:

AVLX can be staked to earn bonus yields.

Deflationary Mechanics

Burn Model:

7% of supply is allocated to deflationary events, including token burns to increase scarcity.

Target Outcome:

Long-term reduction in circulating supply to support token appreciation.

Sustainability Strategy

The tokenomics model is designed for:

- Short-term investor alignment (through presale perks)
- Long-term community sustainability (via staking and burn mechanics)
- Strategic growth funding (via R&D and marketing allocations)

This structure ensures that AVLX remains a valuable and active component of the Avalon X ecosystem, tied directly to real estate-backed projects like Sky View and beyond.



ROADMAP

2025

Foundation & Launch

- Development of Avalon X's technical and economic foundation
- Launch of AVLX token presale in multiple rounds with tiered pricing
- Creation of a detailed white paper and smart contract, translated into multiple languages
- Smart contract implementation to protect investor interests
- Independent audits conducted by leading firms for transparency and security
- Announcement of a townhouse giveaway and \$1,000,000 AVLX token prize pool
- Token rewards are distributed as:
\$1M to 10 winners, with each receiving \$100,000 in AVLX tokens

2027 and Beyond

Real Estate Utility Activation

- Full activation of Avalon X's investment tiers
- Tiers linked to real-world property perks and rewards
- AVLX token holders gain defined usage rights
- Redemption stays available based on tier
- Exclusive perks granted to eligible token holders
- Discounted annual stays provided according to investment level

2025-2026

Investor Portal & Market Access

- Launch AVLX token on leading DEXs and CEXs
- Enable access for both retail and institutional investors
- Expand market presence while meeting regulatory compliance
- Announce winners of the giveaway

2026-2027

Ecosystem Expansion & Global Entry

- Scale the Avalon X model across diverse real estate projects globally
- Introduce tokenization for upcoming projects (e.g. Macao Hills, Botanica, Macao Beach)
- Partner with major real-world asset providers
- Enable cross-project staking via the AVLX token
- Boost user engagement and capital efficiency through token utility
- Expand into key growth regions including the Middle East, Africa, and Latin America

The Avalon X (AVLX) road map presents a detailed action plan for the launch and growth of a blockchain-based real estate investment project. Each stage has been designed to put in place the base structure, add to the value of the tokens, and at the same time, open up investment to a larger audience via decentralized tools. In the end, the goal is to position Avalon X as a primary player in the space of tokenized real estate investment.

INVESTMENT TIER LEVELS

Avalon X's roadmap brings together blockchain technology and real estate, creating a global model for property-backed tokenization that can be replicated. The A VLX token is built to grow with each step forward, turning traditional, passive real estate investing into a dynamic, rewarding, and digitally empowered experience.

Avalon X is rolling out a tiered investment model that combines the tried-and-true principles of real estate with the transparency and utility that blockchain technology offers. Each tier comes with its own set of unique rewards, giving investors tangible benefits and a stake in the long-term success of Avalon X projects.



AUDIT & SECURITY

Security is at the core of Avalon X's infrastructure, and we have put in extensive effort to see that our users and their assets are protected to the highest degree. The AVLX token smart contract has been Audited by CertiK, which we are very proud of, as it displays our commitment to reaching the standards of an institution's safety standards. This is not a one-time feature; we are in this for the long haul, and smart contracts related to the token will be put through in-depth third-party audits before any public sale. We have a robust set of internal security protocols, and we are very much keeping a watchful eye on our ecosystem for any issues. As new threats present themselves, our protections will grow, and we will do regular reviews and improve upon what we do to make sure the platform is secure, reliable and trusted.

CONCLUSION

Avalon X is at the forefront of real estate investment. We are in the tangible assets space and we are powered by blockchain technology which also takes care of global standards. We are that which brings utility tokens and real-world assets together; thus, we open up a new world of access to physical assets and practical utility.

This new approach has built a dynamic digital environment in which urban development and blockchain coexist. We have designed a present-day and flexible platform for practical, wide-reaching engagement. Also different from what you see in traditional investment methods or with speculative digital coins, at Avalon X, we are focused on developing long-term infrastructure that is inclusive, transparent, and secure.

Avalon X stands out in the field for its hybrid model, which brings together the structure and integrity of conventional development with the innovation and scale of decentralized tech. Alongside in-depth smart contract audits and a detailed roadmap, Avalon X is dedicated to presenting users with what they want today and also what future digital interaction will require.

As our ecosystem expands, we see for the participants a wide range of opportunities to engage with and benefit from a platform that has utility and sustainability at its core. From our tiered access, which is based on tokens to the ecosystem rewards, the Avalon X experience is put forth for long-term community value.

Avalon X is a digital movement which is focused on putting together a more inclusive and fair platform economy. By joining Avalon X, you step into a global community which is in the process of redefining how we interact with high-tech, and at the same time, we are pioneering the way for the next phase of growth.

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The information provided in this white paper is for educational purposes only. We do not present anything on our site as financial, investment, legal or tax advice. It does not serve as an offer or a call to buy or sell any securities or financial products.

Investing in crypto and blockchain is very risky and is a speculative play. You see large fluctuations in the value of these digital assets, which may result in you losing what you put in.

It is very important to do your research before making any investment decisions. Everything you see here is provided “as is” with no warranties.

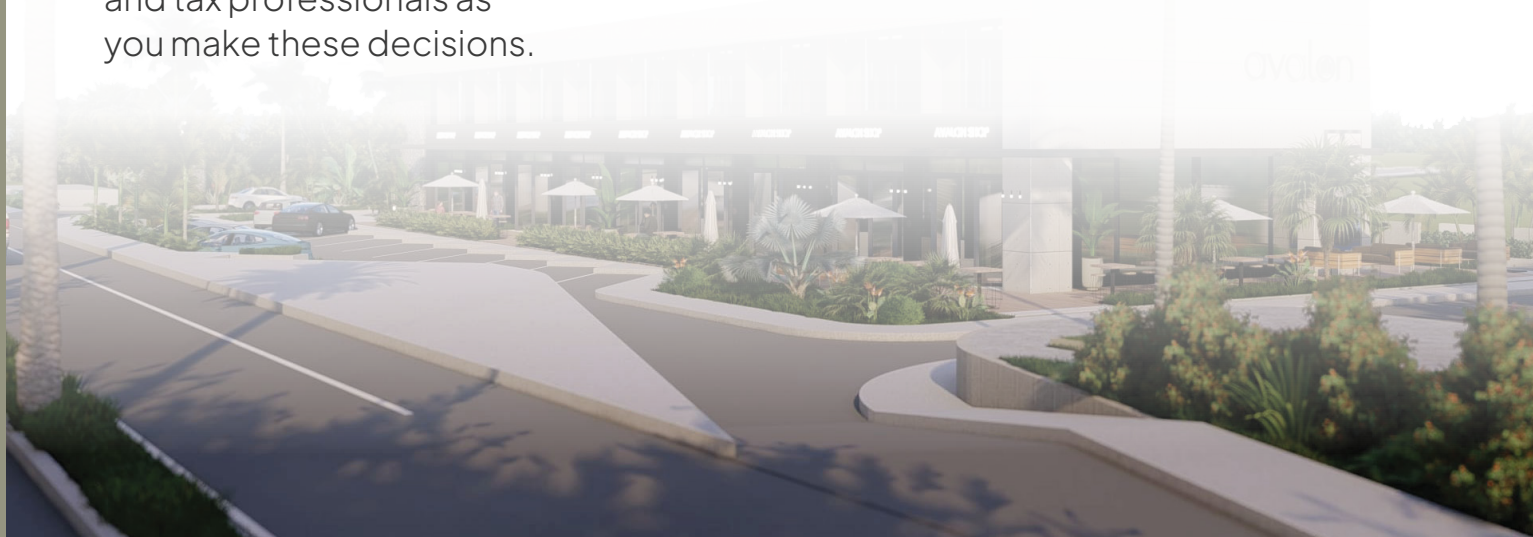
Laws related to digital currencies and blockchain technologies differ between jurisdictions and are also subject to change. It is of great importance for you to take the initiative to get familiar with all of the applicable laws in your area.

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