DOMUSX

Accessible commercial real estate investments in Germany through a security token



DomusX is a blockchain-based commercial real estate project that provides investors with access to a professionally managed portfolio of German commercial properties. The project utilizes a Security Token Offering (STO) framework, issuing the DMSX security token on Ethereum through the ERC-1400 standard. The token represents profit participation rights, granting investors a contractual entitlement to a share of the net profits generated by the underlying properties.

The ecosystem

Property acquisition

The current portfolio comprises three German properties with value-add potential that the project will acquire and renovate with the funds raised via the STO: an office building in Bavaria, a logistics center in Saxony and an industrial hall in NRW.
In case the planned properties are not available at the time of their acquisition, DomusX will select alternative properties with similar characteristics and expected returns, as well as included acquisition and renovation costs.

Asset management

Asset management is a critical building block of the ecosystem, as the real estate assets' performance directly drives investor returns. Once DomusX completes the STO and acquires the properties, the real work of property asset management begins. The project's asset management team will execute the value-add strategies outlined for each property to maximize rental income and overall value: Renovation & Repairs, Tenant Acquisition & Lease-Up, Rental Optimization & Operations, Monitoring and Reporting

The DMSX security token

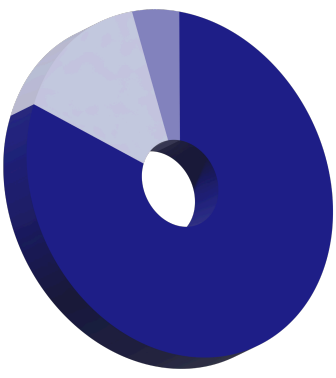
Holders of the DMSX token are entitled to a share of the net profits generated by the project. These profits are categorized into two main streams: Recurring Rental Income: Token holders receive a share of the net rental profits generated from the properties, distributed at regular intervals. Capital Gains from Property Sale (Exit): Should the properties be sold, token holders are entitled to their proportional share of the net proceeds. While property sales are not guaranteed or planned in the near term, they represent a significant potential upside.

Token sale

Ethereum ERC1400	27.256.945 DMSX	21.805.556 DMSX	Crypto | €
Token type	Total supply	Total for sale	Purchase methods

Private sale Q2 2026	Pre-sale TBA	Main sale TBA
6.250.000 DMSX	5.555.556 DMSX	10.000.000 DMSX
Supply	Supply	Supply
0,80 €	0,90 €	1,00 €
Price	Price	Price
20%	10%	20.000.000 €
Bonus	Bonus	Total hard cap

Token distribution

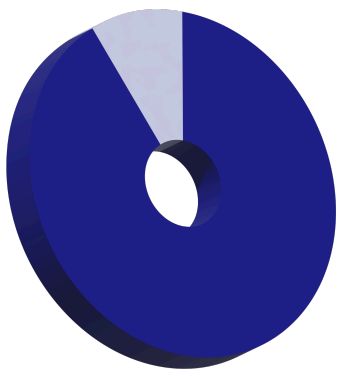


Crowdsale — 80%

Team — 15%

Liquidity — 5%

Funds distribution



Property acquisition, renovation and asset management — 90%

Operational and legal — 10%

Roadmap

August 2025
Preparation and technical development

September 2025
Start approaching private investors

Q2 2026
Private sale

TBA
Start of the pre sale

TBA
Start of the main sale

TBA
Exchange listing

Team & advisory board



Heiko Vogel