Dream.ZONE / Official Prospectus

JWT Commercial Agreement & Matrix Valuation

Auth ID: info@gfss-jwt.it
Date: 21/10/2026 14:15:16

PCRR Entity

Org: PCRR JWTeam Srls
VAT: 12092970966
IBAN: IT64H0306901603100000108455
SWIFT: BCITITMM

BB Entity

Name: Massimo Costa
VAT: 12502890960
IBAN: IT72I0306901603100000108480
SWIFT: BCITITMM

BUYER KYC-S

VAT Number: 12502890960
IBAN: IT72I0306901603100000108480
SWIFT/BIC: BCITITMM

Asset Code: IT-S3-Rho_I *(plz, see bottom notes)* (15 M€ State Zone VN)

Target: ISO IT / RHO | Pop 1M | Econ Factor: 1,000 ---> **S3** - https://mbgc-jwt.eu/comm/nft/#sec-master-plan

When need start direct dialogue (in future better agreed channel): Auth ID: info@gfss-jwt.it vs Org: info@pcrr-jwt.eu

Select NFT/NFW	Contract 100%	Buy 1%	BB fee 0.1%	BB fee	BB IRR%	Code NFT-BUY
NFW-BB Price	75.000	Base 6-month pre-emption				IT-S3-Rho
Licence €/y	1.500.000	15.000	1500	**150.000**	200	IT-S3-Rho_L
Sale RP €	45.000.000	450.000	45.000	**900.000**	1200	IT-S3-Rho_S
✅ **II-SRB €**	**15.000.000**	**150.000**	**15.000**	**300.000**	**400**	**IT-S3-Rho_I**
JV-30/21 €	15.000.000	150.000	15.000	**300.000**	400	IT-S3-Rho_J

DUE FOR SELECTED: 150.000 €

PLEASE NOTE: Bearer Title; the delivery of the title to the Issuer (subject to prior notice to pcrrjwt@pec.it, taking care of what is necessary within the established deadlines), with appropriate documents to support ownership transitions, with registrations on blockchain (including the first from the Issuer, this file and relative SHA256), up to the current Bearer; the Bearer, upon notice, can also deliver from crypto wallets (upon request and requesting wallets pertaining to the Issuer, also for related obligations such as Buy payment within 3 months); Issuer, upon instructions from the Bearer, by accepting the Buy payment, undertakes to produce the relevant contracts and necessary details within 3 months of receipt of the necessary data (Name/Firm, Country, VAT, IBAN, address), defining rights, licenses, projects, with tolerances not exceeding "plus or minus 5% of the values in question"; all in compliance with regulations and jurisprudence of the state in question. For more details/draft see in http://www.expotv1.com/JWT_NFW-BB.htm.

GUPC RE/Lab: Industrial plan for GREEN developments in favor of the Ecological TRANSITION, according to current lines and cited in http://www.expotv1.com/ESCP_GUPC_Start_02_Offer.pdf (download at current date); 20 real estate sites for 500 people each;

GUPC HousingCare: Industrial plan for developments in GentleCare and GREEN, towards the Ecological TRANSITION, according to current lines and cited in http://www.expotv1.com/190530_ESCP_BU_Fragilita_BP.pdf (download at current date); 10 sites with 25 beds;

Master Plan: Industrial plan for GREEN developments towards the Ecological TRANSITION, according to current lines and cited in http://www.expotv1.com/JWT_project.pdf (download at current date); 10 firm/division and 150 workers;

JOB Business: Single company plan in GREEN developments, towards Ecological TRANSITION and first series production, according to current and relevant specific patent lines (download at current date); http://www.expotv1.com/JWT_project.pdf

HR Leader: Consulting plan and know-how to support GREEN developments, towards Ecological TRANSITION, from leading resources operating on JWTeam patents and projects; more see in http://www.expotv1.com/JWT_NFW-BB.htm ;

Licence: License to use the project and rights pertaining to a specific agreed territory and borne by the name of the emitter (or its assignees), with pre-emption on any future intervention in relevant areas; the license is recognized for 1/10 of the population and modulated on the millions of value of the project agreed here), understood as an advance on royalties equal to 8% on generated turnover, settled every six months; 1% Buy and balance within 6 months; after close, can upgrade to next chances; see draft https://www.expotv1.com/JWT_DOA_Licence.pdf ;

Sale: EXCLUSIVE license to use the project with overall transfer of the rights pertaining to the agreed territory and paid for by the name of the issuer (or its assignees); the transfer of all royalties is recognized at 3x the nominal value (agreed here); 1% Buy and balance within 6 months; see draft https://www.expotv1.com/JWT_DOA_Sale.pdf ;

II -SRB: Income Investment (http://www.expotv1.com/JWT_Rent_Lease_BACK.htm) in Sale&Rent Back mode; the operation is granted in exchange for 1% of the nominal value (agreed here); 1% Buy and balance within 6 months;

JV - 30/21: Join Venture (http://www.expotv1.com/JWT_Lend_Invest_30_21.htm) with full capital contribution (nominal value) for a 30% share, with the right to access at least a further 21% share and assume control, after 5 years; the sale of shares according to usual market regimes; the operation is granted for 1% of the nominal value (agreed here); 1% Buy and balance within 6 months;