

WHITEPAPER

Eden RWA



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1 EXECUTIVE SUMMARY

Eden RWA is an innovative investment platform revolutionizing access to high-end real estate in the French Caribbean (Saint-Barthélemy, Saint-Martin, Guadeloupe, Martinique) by combining the power of blockchain with high-yield tangible assets. Through a fractional, fully digital, and transparent approach, we make a market—once reserved for a privileged few—accessible to all.

Eden RWA enables any investor, regardless of their country of residence, to acquire a fraction of carefully selected luxury villas located in exceptional tourist destinations. Each property is acquired through a dedicated legal structure, then tokenized as ERC-20 tokens.

These tokens represent an actual ownership share. As a digital co-owner, the investor receives weekly rental income paid in stablecoins (USDC) directly to their Ethereum wallet. This approach ensures transparency, automated cash flows, and independence from the traditional banking system.

Real World Assets (RWA) are redefining decentralized finance (DeFi) by creating a bridge between physical assets and Web3. Luxury real estate—historically a strong-performing yet illiquid and high-barrier segment—becomes both accessible and liquid through our model.

The vacation rental market in the Caribbean is particularly dynamic, with high occupancy rates and an affluent international clientele. Eden RWA captures this value and redistributes it in the form of regular passive returns.

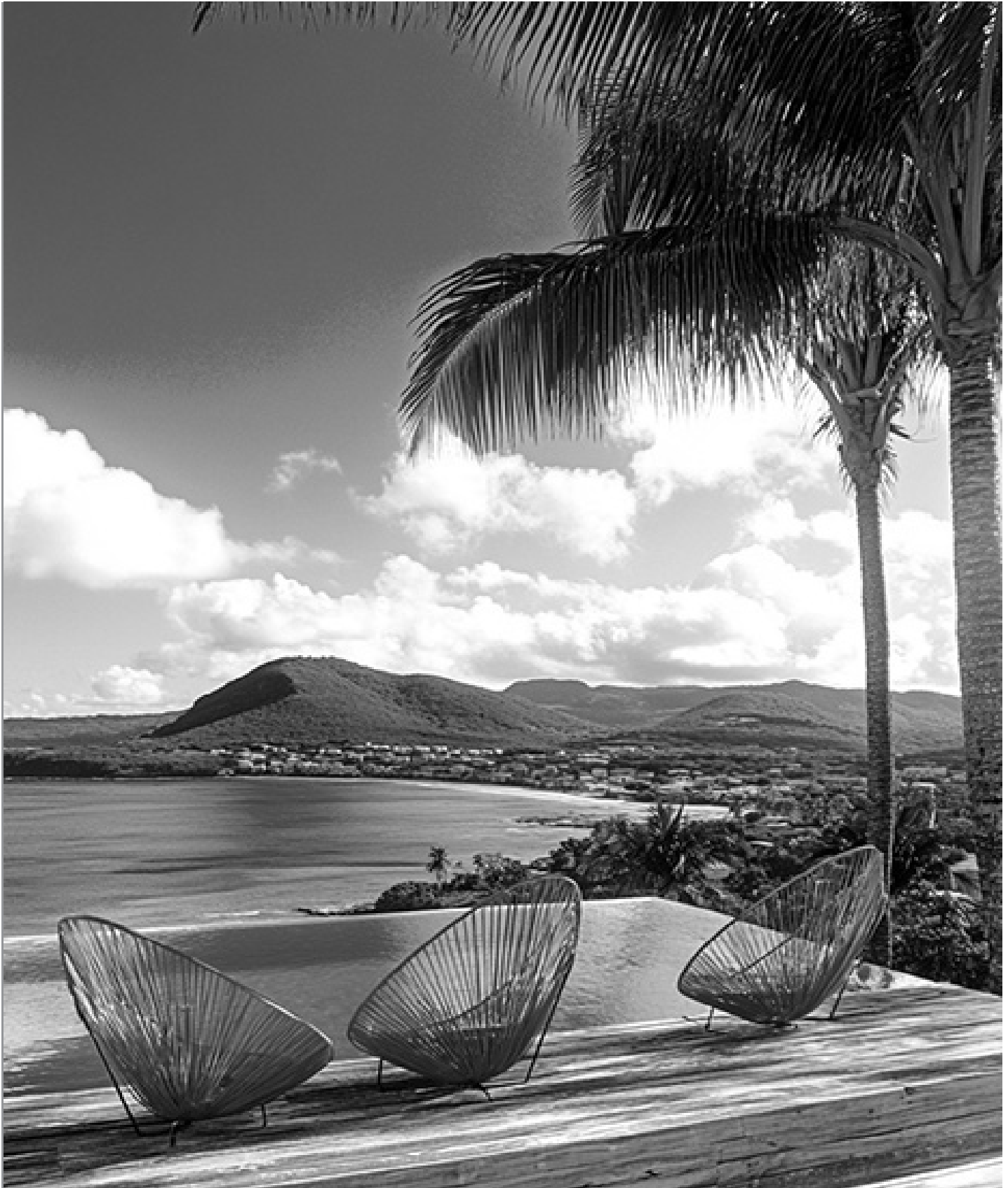
Beyond financial performance, Eden RWA introduces a unique experiential dimension: every quarter, a draw conducted by a judicial officer selects a token holder who wins a free one-week stay in one of the villas they partially own.

This direct link between investment and experience creates strong emotional value, fosters community loyalty, and drives organic word-of-mouth with high viral potential.

Token holders can also take part in key decisions related to property management (renovations, resale, change of use, etc.). This community governance ensures alignment of interests between Eden and its investors, in a spirit of transparency and co-creation.

Our mission is clear: democratize access to prestigious real estate while offering a rare combination of liquidity, passive income, and tangible utility. Eden RWA appeals both to crypto investors seeking diversification and to real estate enthusiasts eager to benefit from Web3 technology.

2 CONTEXT ET VISION



2.1 Opportunity: The Luxury Real Estate Market in the French Overseas Territories

The Overseas Departments, particularly the French Caribbean (Guadeloupe, Martinique, Saint-Barthélemy, Saint-Martin), represent a fast-growing prestige real estate market. This dynamism is explained by several factors:

- Consistent tourist appeal: These islands attract hundreds of thousands of high-end visitors each year, seeking exceptional villas, second homes, or tax havens.
 - Exceptional natural setting: With paradisiacal beaches, protected biodiversity, and a mild tropical climate, these territories offer a unique environment sought after by international investors.
 - Digital under-exploitation: The luxury real estate market in the Overseas Departments remains relatively under-digitalized, creating a unique opportunity for the tokenization of exclusive assets.

Thus, the Overseas Departments combine rental profitability, asset appreciation, and legal security, making them an ideal ground for the Eden RWA model.

2.2 The RWA Revolution in Web3

Real World Assets (RWA) have emerged as one of the most dynamic segments in the blockchain ecosystem, attracting growing interest from funds, banks, family offices, and regulators.

The tokenization of tangible assets makes it possible to:

- Fractionalize a physical asset into digital tokens representing ownership (ERC-20 model);
- Automate cash flows (dividends, rents, fees) through verifiable smart contracts;
- Simplify access to real estate investment by removing traditional barriers (high capital requirements, notarial processes, complex taxation);
- Create secondary market liquidity by enabling token resale on regulated or decentralized marketplaces;
- Deliver full transparency: ownership details, performance, fees, and documentation are publicly accessible on the blockchain.

The RWA segment is already viewed as one of the key catalysts for institutional adoption of Web3—Goldman Sachs, BlackRock, and Fidelity have all recently highlighted their strategic interest in this sector.



2.3 Vision Eden

Eden RWA aims to create a new class of hybrid assets:

- Backed by premium physical assets (luxury real estate in the French Overseas Territories);
- Tokenized under a rigorous legal framework (SAS structure, representative ERC-20 tokens);
- Generating real returns, with rental income distributed proportionally to token holdings;
- Easily accessible, starting from as little as €10;
- Potentially liquid, via a compliant secondary market (currently under development);
- Scalable, with upcoming features such as property baskets, tokenized REIT structures, DeFi collateralization, and DAO-based voting.

In addition, Eden introduces a unique experiential dimension:

- VIP or preferential access to certain properties for token holders;
- Community rewards for engaged investors (staking, ambassador programs, airdrops);
- Exclusive events and private property visits reserved for investors.

Eden RWA offers a next-generation real estate asset: tangible, profitable, fractionalized, and digital.

A wealth-building product that meets the needs of yield generation, portfolio diversification, and technological innovation.



3 THE EDEN RWA MODEL



3.1 Tokenized Ownership

Each property selected by Eden RWA is held through a dedicated structure (SPV – Special Purpose Vehicle), registered as an SAS (Société par Actions Simplifiée), whose sole asset is the property itself.

- Risk isolation: Each property is legally and financially segregated. In the event of an issue with one asset, the others remain unaffected.
- Full compliance with French law: The SAS provides flexible governance, limited liability, and full compatibility with notarial and banking processes.
- Blockchain tokenization (ERC-20): Each token represents a fraction of the company owning the property. 1 token = 1 digital share.

This system enables publicly verifiable, traceable, and immutable proof of ownership, while ensuring interoperability with Web3 ecosystems (wallets, marketplaces, DeFi, etc.).



3.2 Passive Income

Properties are rented out on a short-term or long-term basis through professional management partners. Net rental income is then automatically distributed to investors on a weekly basis.

- Payment in stablecoins (e.g., USDC): Rental proceeds are converted and transferred directly to each investor's crypto wallet, proportionally to the tokens held.
- Automation via smart contracts: No delays, no hidden fees—the distributions are scheduled, transparent, and tamper-proof.
- Weekly payments: Unlike REITs or listed property funds, which distribute quarterly or annually, Eden RWA accelerates the cash flow cycle and maximizes investor liquidity.

This solution is ideal for those seeking a regular, passive, and stable income backed by tangible assets.

3.3 Participatory Governance

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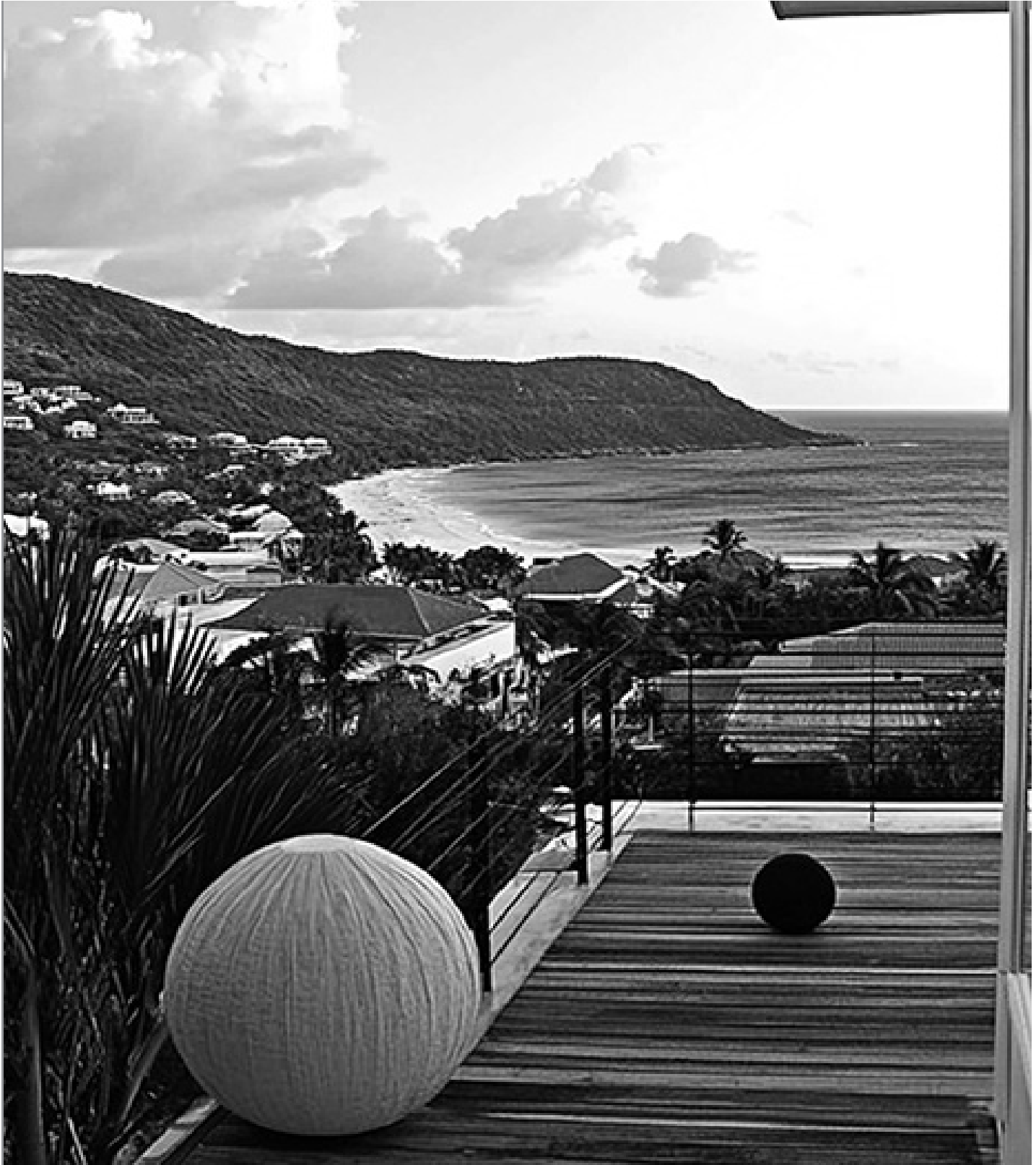
3.4 Exclusive Lottery

Each quarter, Eden RWA organizes a lottery among the token holders of a property, offering a tangible reward: one week of free stay in the villa.

- 1 token = 1 entry: The more tokens you hold, the higher your chances of winning.
- Under notary supervision: Ensuring transparency and fairness throughout the process.
- Immersive experience: Investors don't just own a digital share—they can physically experience the asset they hold.

This is an innovative way to materialize the investment, strengthen emotional attachment to the asset, and create a unique emotional value rarely found in traditional investment products.

4 LEGAL STRUCTURE AND COMPLIANCE



4.1 A Company per Property (SAS)

Each property acquired and tokenized through Eden RWA is held within a dedicated legal vehicle, also known as an SPV (Special Purpose Vehicle), established either as an SCI or SAS depending on the property profile (residential, furnished, targeted tax framework).

Key advantages for investors:

- Total asset independence: One property = one company = one token. This protects investors from a domino effect in case of issues with another asset on the platform.
- Transparency and traceability: Bylaws, accounts, agreements, and legal documents are accessible to all token holders.
- Flexible management: The SAS allows for streamlined distributions (dividends, remuneration), while the SCI can optimize certain tax structures (e.g., LMNP, personal income taxation).

This model is already proven by leaders in real estate tokenization (e.g., RealT, Brickfy) and ensures full clarity in both asset ownership and legal structure.

4.2 Token = Digital Asset Indirectly Representing a Share

The tokens issued by Eden RWA are ERC-20 tokens that indirectly represent a share of the capital of the company owning the property (SPV). They are issued in proportion to the invested capital (e.g., 100,000 tokens for a property valued at €1M).

What this means for the investor:

- They do not hold a usage right or a simple financial product, but a digital share of a company owning a tangible asset.
- This share entitles them to a portion of net rental income, participation in key decisions, and capital appreciation in case of resale or profit.

As a digital asset, the token is:

- Interchangeable: via resale platforms currently being integrated,
- Traceable and non-duplicable,
- Potentially usable as collateral in certain DeFi protocols (mid-term).



4.3 Net Income Distribution

Rental income distributed to investors is net of operational expenses (maintenance, insurance, management fees). Eden RWA manages all property-related costs upfront.

However, each investor is responsible for reporting the income received in their country of tax residence.

- In France, this income may be taxed as property income, dividends, or business profits (BIC) depending on the chosen legal structure (SAS or SCI, furnished or unfurnished).
- Eden RWA will provide annual summary tables (received flows, proportion of ownership, internal expenses) to facilitate tax reporting.



5 TECHNICAL OPERATION



5.1 Blockchain : Ethereum

The Overseas Departments, particularly the French Caribbean (Guadeloupe, Martinique, Saint-Barthélemy, Saint-Martin), represent a fast-growing prestige real estate market. This dynamism is explained by several factors:

- Consistent tourist appeal: These islands attract hundreds of thousands of high-end visitors each year, seeking exceptional villas, second homes, or tax havens.
- Exceptional natural setting: With paradisiacal beaches, protected biodiversity, and a mild tropical climate, these territories offer a unique environment sought after by international investors.
- Digital under-exploitation: The luxury real estate market in the Overseas Departments remains relatively under-digitalized, creating a unique opportunity for the tokenization of exclusive assets.

Thus, the Overseas Departments combine rental profitability, asset appreciation, and legal security, making them an ideal ground for the Eden RWA model.



5.2 Auditable smart contracts

Properties are rented out on a seasonal or long-term basis through professional management partners. The smart contracts used for token management, rental income distribution, and governance mechanisms are developed as open source and audited by independent security firms.

- Formal security audits by recognized companies (e.g., CertiK, OpenZeppelin, ChainSecurity).
- Public documentation available for verification by any investor or integrator.
- Simplicity and readability of the code: designed to be understandable, tested, and verifiable.

5.3 Eden Marketplace: P2P Platform for Token Trading

Eden is developing its own integrated marketplace, allowing investors to:

- Purchase real estate tokens directly from the Eden platform during primary offerings;
- Resell or transfer their shares to other investors, peer-to-peer, via listings or auctions;
- Access the full history of each asset: profitability, number of holders, trading volumes.

The marketplace will offer:

- A simple and intuitive interface, accessible even to non-experts;
- A smooth and fast trading engine;
- Progressive liquidity in a historically illiquid market: real estate.

Objective: to transform real estate ownership into a truly tradable asset, similar to a stock, but backed by a tangible property.



5.4 Wallet Integration (MetaMask, etc.)

Users can connect, sign, and interact with Eden RWA through major Web3 wallets, including:

- MetaMask: the most widely used wallet worldwide;
- WalletConnect: to link any mobile application (Trust Wallet, Rainbow, etc.);
- Ledger: for maximum security via hardware wallets.

This ensures for investors:

- Full control of their assets, stored directly in their own wallet;
- Complete autonomy, with no need to entrust tokens to Eden or any third party;
- Interoperability with other protocols, such as reporting, staking, or tax tools.

The integration is designed to be as smooth as online banking login, while retaining the full power of Web3.

6 TOKENOMICS

The Eden RWA ecosystem is built on a dual tokenomics model, combining:

- A utility token (\$EDEN): powering community, incentive, and governance functions across the platform;
- Property-specific real estate tokens: each backed by a tangible asset through a dedicated SPV.



6.1 Utility Token: \$EDEN

The \$EDEN token is the native utility token of the platform. It does not represent ownership in real estate assets but provides exclusive benefits within the Eden RWA ecosystem.

Early access to sales

- \$EDEN holders enjoy priority access to new tokenized real estate opportunities before they are opened to the general public.
- This allows them to secure premium assets earlier, often at more attractive entry values.

Reduced fees

- Using \$EDEN to cover certain operations (entry fees, secondary market fees) provides discounted rates.
- This creates an incentive to hold \$EDEN, strengthening the token's long-term stability.

Governance access

- \$EDEN holders can participate in key decisions regarding the platform's evolution (choice of destinations, property types, technological integrations, etc.).
- Voting power is proportional to token holdings, following a DAO-like model but with legal safeguards.

Real estate backing & dividends

- 50% of presale proceeds will be allocated to the acquisition of high-yield real estate assets.
- The rental income generated will be distributed to holders in USDC, providing them with a stable and transparent stream of dividends.

Thus, \$EDEN lies at the heart of Eden RWA's community, strategic, and economic life.

6.2 Real Estate Tokens: STB-VILLA-01...

Each tokenized property on Eden RWA has its own ERC-20 token, designed to reflect a clear and traceable fraction of a physical asset.

Representing a fraction of a specific property

- For example, the token STB-VILLA-01 represents a share of the company (SPV) that owns a villa in Saint-Barthélemy.
- The total number of tokens issued corresponds to 100% of the company's share capital.
- Each token entitles its holder to:
 - o Proportional rental income (paid in USDC);
 - o Voting rights on decisions related to that property;
 - o Participation in a quarterly lottery for a stay at the property.

These tokens are liquid, transferable on the Eden marketplace, and fully backed by real assets within a structured legal framework (via SAS or SCI).

6.3 Allocation

- 10% Private Sale (Seed Round)
- 28% Public Sale (IDO/ICO)
- 28% Liquidity (DEX/CEX)
- 10% Treasury / Reserves
- 5% Team / Founders
- 19% Partnerships Ecosystem Airdrops Community



7 CEO

Vincent DEDIEU is a visionary entrepreneur at the intersection of Web3, luxury real estate, and alternative finance. As the founder and CEO of Eden RWA, he is realizing an ambitious vision: making high-end real estate accessible, liquid, and transparent through blockchain technology.

With over ten years of experience in building digital companies and structuring investment vehicles, Vincent has developed deep expertise in both technology and real estate assets. His passion for the French overseas territories and the transformative potential of tokenized ownership led him to launch Eden RWA, specializing in the most exclusive properties in the French Caribbean.

At Eden RWA, he oversees overall strategy, manages key legal and real estate partnerships, and supervises the development of the \$EDEN token ecosystem. His mission: bridging the gap between traditional wealth creation and the emerging decentralized economy.

“The future of investment is hybrid: based on real assets and powered by blockchain.”



8 ROADMAP



8.1 Phase 1 – Foundation & Setup

- Legal structuring of Eden RWA (France + French Caribbean)
- Selection and acquisition of the first pilot property (villa)
- Development and finalization of ERC-20 smart contracts (both \$EDEN token and real estate tokens)
- Drafting and publication of the whitepaper
- Opening of the whitelist for the \$EDEN token presale

8.2 Phase 2 – Official Launch

- Launch of the \$EDEN token presale (utility token)
- Presale of the first real estate tokens (fractional ownership of a villa)
- Public launch of the Eden RWA investment platform
- Integration of wallets (MetaMask, WalletConnect, Ledger)
- First monthly distributions of rental income in USDC
- Initial marketing campaign (Web3, real estate, press)

8.3 Phase 3 – Secondary Market & Growth

- Launch of the peer-to-peer secondary market (token trading)
- Listing of \$EDEN on partner DEXs (e.g., Uniswap, Quickswap)
- Addition of 2–3 new tokenized villas
- Integration of fiat-to-crypto purchase solutions (credit card, bank transfer)
- First official villa stay lottery, certified by a notary

8.4 Phase 4 – Governance & Expansion

- Launch of a consultative DAO for \$EDEN holders
- Introduction of voting rights for property-related decisions
- Partnerships with local banks and notaries
- Deployment of an ambassador and community creator program
- Launch of a comprehensive investor dashboard (income, history, governance)

8.5 Phase 5 – International Expansion & Diversification

- Expansion into new markets: Latin America, Asia, Africa
- Tokenization of properties beyond the French Caribbean (Antigua, Bali, Algarve, Morocco, Tulum...)
- Launch of new user experiences (stays, exclusive membership club)
- Launch of the \$EDEN staking program with premium rewards