SPRK Whitepaper

Tokenized Ownership of 40 Strand, London

1. Introduction

SPRK is a Real World Asset token designed to provide direct exposure to premium commercial real estate through blockchain technology. The token represents fractional ownership in **40 Strand, London**, a prime office asset located in one of the most prestigious and strategically important districts in the United Kingdom.

Through SPRK, investors gain access to institutional-grade real estate that has traditionally been restricted to large capital holders. By enabling fractional ownership, the token allows users to participate in both the income-generating and capital appreciation potential of a high-quality London office property without the operational and financial barriers of direct ownership.

2. The Underlying Asset: 40 Strand, London

40 Strand is a premium office building located in central London, positioned within close proximity to key economic, governmental, and commercial landmarks. The Strand is widely recognized as a prime corridor that connects major areas such as Covent Garden, the West End, and the City of London, making it a highly desirable location for businesses and tenants.

The building itself represents a high-quality commercial real estate asset designed to attract professional tenants, including corporate offices, financial services firms, and other high-value occupants. Its location, accessibility, and surrounding infrastructure contribute to its strong rental demand and long-term valuation potential.

Office properties in prime London locations such as the Strand benefit from consistent tenant demand driven by business activity, tourism, and global connectivity. These characteristics position 40 Strand as a stable and income-generating asset within the broader real estate market.

40 Strand, headquarter offices to leading global management consultants Bain & Company, is a freehold island site that offers exceptional income security in excess of 10 years.

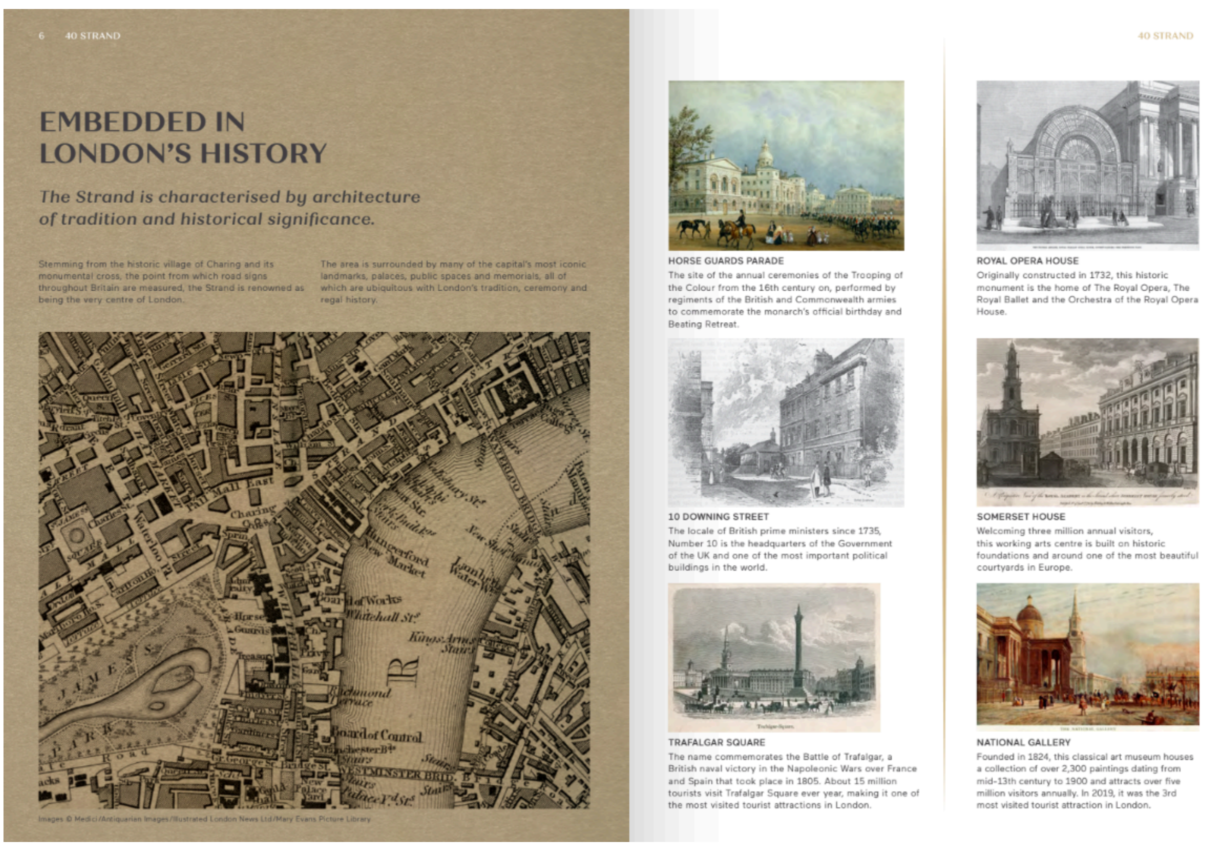
3. London Commercial Real Estate Market Context

London is one of the world's leading commercial real estate markets, supported by its role as a global financial center. The city attracts multinational corporations, institutional investors, and a highly skilled workforce, all of which contribute to sustained demand for office space.

Prime office assets in central London are particularly attractive due to limited supply and high barriers to new development. This supply-demand dynamic has historically supported both strong rental yields and long-term capital appreciation.

In addition, London's legal and regulatory framework provides transparency, strong property rights, and investor protection. These factors have made London a preferred destination for global capital allocation in real estate.

Compared to other global cities, London offers a unique combination of stability, liquidity, and international relevance. For investors, exposure to prime London office assets represents an opportunity to participate in a mature and resilient market.


6 40 STRAND

EMBEDDED IN LONDON'S HISTORY

The Strand is characterised by architecture of tradition and historical significance.

Stemming from the historic village of Charing and its monumental cross, the point from which road signs throughout Britain are measured, the Strand is renowned as being the very centre of London.

The area is surrounded by many of the capital's most iconic landmarks, palaces, public spaces and memorials, all of which are ubiquitous with London's tradition, ceremony and regal history.

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40 STRAND 7

HORSE GUARDS PARADE
The site of the annual ceremonies of the Trooping of the Colour from the 16th century on, performed by regiments of the British and Commonwealth armies to commemorate the monarch's official birthday and Beating Retreat.

10 DOWNING STREET
The locale of British prime ministers since 1735, Number 10 is the headquarters of the Government of the UK and one of the most important political buildings in the world.

TRAFALGAR SQUARE
The name commemorates the Battle of Trafalgar, a British naval victory in the Napoleonic Wars over France and Spain that took place in 1805. About 15 million tourists visit Trafalgar Square ever year, making it one of the most visited tourist attractions in London.

ROYAL OPERA HOUSE
Originally constructed in 1732, this historic monument is the home of The Royal Opera, The Royal Ballet and the Orchestra of the Royal Opera House.

SOMERSET HOUSE
Welcoming three million annual visitors, this working arts centre is built on historic foundations and around one of the most beautiful courtyards in Europe.

NATIONAL GALLERY
Founded in 1824, this classical art museum houses a collection of over 2,300 paintings dating from mid-13th century to 1900 and attracts over five million visitors annually. In 2019, it was the 3rd most visited tourist attraction in London.

4. Problem Statement

Despite the attractiveness of assets such as 40 Strand, access to prime commercial real estate remains limited. High acquisition costs prevent most retail investors from participating directly in ownership, while institutional ownership structures often exclude smaller investors.

In addition, traditional real estate investments lack liquidity. Investors are typically required to commit capital for extended periods, with limited ability to exit positions quickly or efficiently.

Operational complexity further increases barriers to entry. Property management, tenant relations, and regulatory compliance require specialized expertise, making direct ownership impractical for many individuals.

5. Solution

SPRK introduces a blockchain-based structure that enables fractional ownership of 40 Strand through tokenization. Each token represents a proportional economic interest in the underlying property, allowing users to invest in a premium office asset in a simplified and accessible way.

Blockchain infrastructure enables transparent ownership records, efficient transactions, and improved accessibility. Investors can gain exposure to the performance of 40 Strand without directly managing the asset or navigating traditional real estate processes.

This approach transforms a historically illiquid and exclusive asset into a more flexible and widely accessible investment opportunity.

6. Asset Backing and Structure

The value of $SPRK is directly linked to the performance of 40 Strand, London. The property serves as the sole underlying asset, providing both income generation and long-term value appreciation.

Ownership is structured to ensure that token holders have proportional economic exposure to the asset. This includes participation in rental income generated by tenants as well as any increase in the property's market valuation over time. A key strength of 40 Strand lies in the quality and stability of its tenant base. The building is home to established, long-term tenants including the global headquarters of **Bain & Company**, which has occupied the property for over 20 years, alongside well-known brands such as **McDonald's, Itsu, Superdrug, Go Falafel, NatWest, Lloyds Bank, and Sainsbury's**. This diversified mix of multinational corporations and retail operators supports consistent occupancy and stable rental income.

The asset is managed by professional real estate operators responsible for maintaining occupancy, optimizing rental yields, and ensuring the overall performance of the property. This structure allows investors to benefit from institutional-grade asset management without direct involvement.

7. Returns and Value Accrual

SPRK provides value through a combination of income and capital growth. The primary source of income is rental yield generated by tenants occupying 40 Strand. This income is distributed periodically to token holders based on their proportional ownership.

In addition to income, the token reflects the long-term appreciation of the property. Prime office assets in central London have historically demonstrated resilience and growth in value, supported by strong demand and limited supply.

This dual exposure to income and appreciation positions SPRK as a balanced investment within the real estate asset class.

8. Accessibility and Liquidity

One of the defining features of SPRK is its ability to increase accessibility to high-value real estate. By enabling fractional ownership, the token significantly reduces the capital required to invest in assets such as 40 Strand.

The tokenized format also introduces improved liquidity compared to traditional property investments. Users can buy and sell SPRK within the platform, allowing for more dynamic portfolio management.

This combination of accessibility and liquidity represents a meaningful shift in how investors can interact with premium real estate assets.

9. Tokenomics

SPRK (Spark) operates at the intersection of blockchain tokenization and private equity democratization, providing a flexible and regulatory-compliant framework to transform traditional real estate ownership into accessible digital securities. Built on a multi-chain architecture spanning BNB Smart Chain, Ethereum, and Base, SPRK leverages established security token standards such as ERC-3643 and ERC-1400 to ensure compliance, interoperability, and secure ownership management.

The SPRK token follows a security token model in which each token represents fractional ownership in the equity of the 40 Strand building. As a digital security, SPRK provides holders with economic rights tied directly to the underlying asset, including participation in income generation, capital appreciation, and overall asset performance. The model is designed to align closely with traditional private equity structures while enhancing accessibility, transparency, and liquidity through blockchain infrastructure.

Each SPRK token represents a clearly defined fractional share of ownership in the underlying property, with all ownership records immutably stored on-chain. Token holders are entitled to proportional economic benefits derived from the asset, including rental income distributions, potential capital gains, and proceeds from any future exit events. Distribution processes are supported by smart contracts, which automate calculations and enable transparent and efficient allocation of returns.

In addition to financial rights, SPRK holders are granted access to structured information related to the performance of the 40 Strand property. This includes periodic financial reporting, performance metrics, and valuation updates, providing visibility comparable to traditional institutional real estate investments. Relevant documentation is securely stored using decentralized storage systems, with verifiable references maintained on-chain to ensure integrity and transparency.

SPRK also introduces enhanced liquidity through secondary market trading. Unlike traditional real estate investments, which are typically illiquid, SPRK tokens can be traded on compliant digital asset exchanges and tokenized securities platforms. All transactions are subject to embedded compliance mechanisms, including identity verification, regulatory restrictions, and transfer controls, which are enforced automatically through smart contracts.

The asset backing of SPRK is directly tied to the equity of the 40 Strand building. Token supply is designed to scale in proportion to the underlying asset, where each token represents a defined fractional share equivalent to one-millionth of the property's equity. As a result, token issuance is effectively uncapped, provided that each token remains fully backed by a corresponding share of the underlying asset, ensuring a consistent one-to-one relationship between tokens and real economic value.

10. Risk Considerations

Investment in SPRK involves exposure to risks associated with both real estate and digital assets. The value of 40 Strand may be influenced by broader economic conditions, interest rates, and changes in the commercial property market.

Rental income is dependent on tenant occupancy and lease performance. Changes in demand for office space, including shifts in workplace trends, may impact income stability.

In addition, regulatory and operational risks related to tokenized assets should be considered. Investors are encouraged to assess these factors in relation to their individual investment objectives.

11. Compliance and Governance

SPRK is designed to operate within applicable regulatory frameworks governing both digital assets and real estate investments. Compliance measures may include identity verification, anti-money laundering procedures, and adherence to jurisdiction-specific requirements.

Governance structures are implemented to ensure transparency and alignment between the token and the underlying asset. Reporting mechanisms may provide visibility into property performance, income distribution, and overall asset management.

As the platform evolves, additional safeguards and governance enhancements may be introduced to strengthen investor confidence.

12. Conclusion

SPRK represents a new model for accessing institutional-grade real estate through blockchain technology. By tokenizing 40 Strand, London, the project enables investors to participate in a premium commercial asset that has traditionally been out of reach.

Through fractional ownership, transparent structure, and improved liquidity, SPRK bridges the gap between global real estate markets and modern digital investment platforms. It offers a practical and scalable approach to bringing real-world assets on-chain while maintaining exposure to tangible economic value.