



AMIHAN \$LAND TERMS & CONDITIONS

AMIHAN Decentralized Land Treasury

Version: v0.1

Effective Date: September 20, 2025

1. Introduction and Acceptance

These Terms and Conditions ("T&C") govern the use of the AMIHAN \$LAND token application, including all related smart contracts and interfaces for token issuance, management, and transfers (collectively, the "Platform"), operated by AMIHAN Innovations Limited (BVI).

By accessing or using the Platform, each user ("User") agrees to be bound by these T&C.

2. Definitions

- **\$LAND:** A utility token minted upon onboarding verified real-world assets (RWAs) to the AMIHAN treasury, representing fractional exposure to the treasury's reported Net Asset Value (NAV). \$LAND does not confer legal, equitable, or possessory rights to specific assets unless explicitly granted in writing by AMIHAN Innovations Limited.
- **Asset:** Physical real property or other eligible RWAs onboarded to the treasury following due diligence and valuation.
- **Valuation:** The U.S. Dollar (USD) value of an Asset, determined at onboarding via third-party appraisal or Platform-approved workflows.
- **Onboarding:** The process of verifying, appraising, approving, and registering an Asset on the Platform to mint \$LAND.
- **Issuer:** AMIHAN Innovations Limited or its designated special purpose vehicle (SPV)/administrator authorized to mint or burn \$LAND.
- **Restricted Jurisdictions/Persons:** Jurisdictions or individuals subject to restrictions under Section 12 (Compliance).

3. Nature of \$LAND

\$LAND is a utility, index-style token designed to track the growth of the AMIHAN treasury's NAV, as disclosed periodically.

- It is not a deposit, security, note, or collective investment scheme share.
- It is not redeemable for assets or other consideration.
- Holding \$LAND does not confer ownership rights, liens, or claims to specific Assets.
- \$LAND may trade freely where permitted by law.

4. Minting Principles

- Single-Asset Mint: For an Asset valued at USD X million, the Issuer mints X million \$LAND tokens.
- Successive Asset Mint: For subsequent Assets valued at USD Y million, the Issuer mints Y million additional \$LAND.
- Cumulative Supply: The total \$LAND supply equals the sum of all Issuance Amounts.
- Decimals and Rounding: Fractions of tokens may be issued for non-whole valuations.
- Recordkeeping: Each mint is logged on-chain and in the Platform ledger with packet ID and timestamp.

5. Valuation and Onboarding Controls

- Appraisal: Requires independent third-party appraisals or Platform-approved valuations.
- Due Diligence: Assets must be reviewed for title, encumbrances, and compliance.
- Approval: Issuer committee must approve each onboarding packet.
- Adjustments: The Issuer may apply discounts, haircuts, or escrow conditions to manage risk.

6. Escrow, Incubation, and Release

- Assets may be subject to incubation (e.g., 6-month cliff or 12-month linear release).
- Circuit breakers may pause or stagger release schedules.
- All incubation terms are publicly disclosed during onboarding.

7. Treasury NAV and Disclosures

- NAV reporting is published periodically.
- NAV disclosures are informational only and do not guarantee realizable value.
- Re-appraisals do not automatically trigger burning or minting of \$LAND.

8. Fees and Commercial Terms

8.1 Management Fee

- Rate: 2.00% per annum of Outstanding \$LAND.
- Calculation: Accrues daily, paid monthly in-kind by transferring \$LAND to the Fee Wallet.
- Exclusions: Treasury-held, incubated, or burned \$LAND are not included in Outstanding supply.
- Disclosure: Annual fee statements will be published on the Platform.

8.2 Success Fee on Asset Exits

- Trigger: Upon asset sale, refinance, or monetization.
- Net Profit Formula: $\text{Net Profit}(A) = \text{Gross Proceeds}(A) - (\text{Onboarded Valuation}(A) + \text{Direct Exit Costs/Taxes}(A))$.
- Rate: 20% of positive Net Profit.
- Payment: Within 15 business days; payable in stablecoin, cash, or \$LAND.
- Loss Carryforward: Governance may adopt mechanisms to offset future profits.

8.3 Minting Fee

- Rate: 1% of each Issuance Amount.
- Payment: Minted in-kind and transferred to Fee Wallet.

8.4 Order of Operations

1. Approvals
2. Mint Issuance Amount
3. Apply Minting Fee
4. Allocate incubation/escrow (if applicable)
5. Record disclosures

9. Transfers and Secondary Activity

\$LAND transfers may be restricted due to KYC/AML rules, jurisdictional bans, or smart contract allowlists. The Platform may integrate third-party trading venues but does not guarantee liquidity.

10. Risk Factors

- Illiquidity and lack of redemption guarantees.
- Market volatility and uncertain valuations.
- Regulatory, technology, and cybersecurity risks.
- Counterparty and force majeure risks.

11. No Advice

The Platform does not provide investment, legal, or tax advice. Users must conduct independent due diligence.

12. Compliance and Eligibility

Access may be restricted based on jurisdiction, sanctions, or regulatory rules. Issuer reserves the right to deny or revoke access to ensure compliance.

AMIHAN may qualify for regulatory exemptions for funds investing solely in immovable assets offered only to accredited and/or institutional investors, and/or (ii) non-capital markets products where all investors are accredited and/or institutional investors. Users acknowledge that such exemptions, where relied upon, are governed by local laws and regulations and vary between different jurisdictions and are subject to change.

13. Amendments

Issuer may amend these T&C or operational parameters. Continued use of the Platform constitutes acceptance.



14. Intellectual Property

All AMIHAN Platform software, contracts, and content remain the Issuer's property. Users are granted a limited license to use the Platform under these terms.

15. Disclaimers and Limitation of Liability

- Platform is provided "as is" and "as available."
- Maximum liability is limited to the lesser of: (i) fees paid in the past 12 months, or (ii) USD 100.

16. Indemnity

Users shall indemnify and hold harmless the Issuer against claims arising from breaches of these T&C or applicable law.

17. Governing Law and Dispute Resolution

Governing law: British Virgin Islands. Disputes resolved by arbitration in the BVI, unless mandatory local law applies.

18. Contact

AMIHAN Innovations Limited

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Website: amihan.io

Annex A: Worked Examples (Informational Only)

A1. First Asset Onboarding (Genesis)

- Asset: Mercedes/Apuao Grande
- Valuation: USD 5.0 million
- Mint: 5.0 million \$LAND
- Minting Fee: 50,000 \$LAND (1%)
- Cumulative Supply: 5.0 million \$LAND

A2. Second Asset Onboarding

- Valuation: USD 5.0 million
- Mint: 5.0 million \$LAND
- Minting Fee: 50,000 \$LAND (1%)
- Cumulative Supply: 10.0 million \$LAND