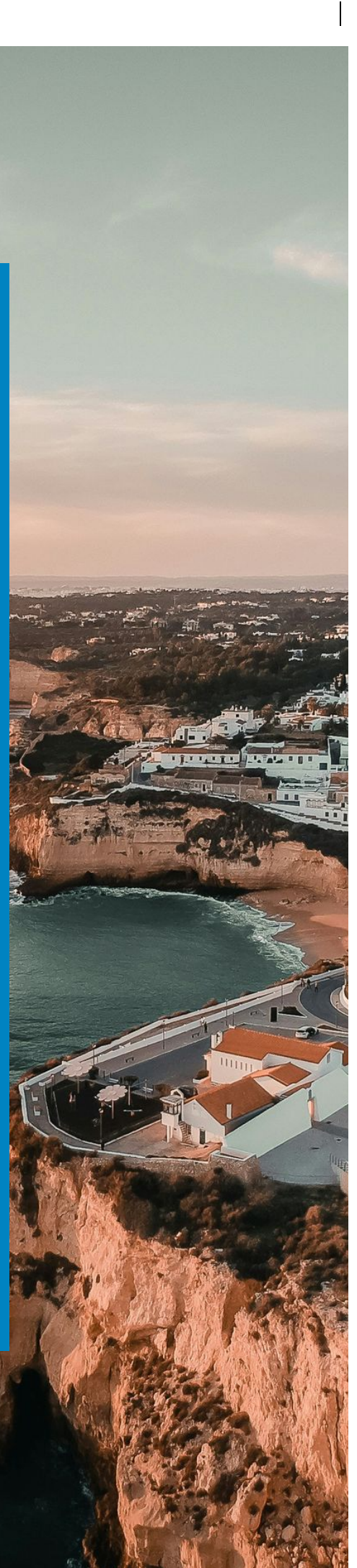




SGN – StartGains

WHITEPAPER

Published by
StartGains Team



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Introduction

A 100% Portuguese project that combines blockchain security with real estate investment.

We buy properties at auction, renovate them and resell them.

In each operation, part of the tokens are burned, reducing the supply in circulation.

The SGN is thus a transparent and secure way to participate in the growth of the real estate market.



Opportunity

StartGains (SGN) is the 1st crypto platform with real utility in real estate assets, allowing fractional investments from 50 USDT.

The European real estate market moves > € 1.5 Billion/year

72 % of tokens in the Top-500 have no tangible utility (Messari 2025 survey).

There is growing demand for hybrid instruments (real asset + deflationary token).

StartGains links global blockchain liquidity to physical assets.

We buy properties at auction or bank repossessions well below market value, renovate them and resell them at high margins.

Up to 30% of the profit from each transaction is used for buy-back & SGN burn, reducing the circulating supply and boosting the value of those who hold the token.

A virtuous cycle where each transaction increases the value of the token and finances the growth of the real estate portfolio.

Problem & Solution

Problem

Tokens of no real use

Many projects live only on hype and future promises, without any asset to back up the value of the token.

SGN Solution

Investment in real estate with a direct return

Each SGN finances the purchase, renovation and sale of real estate. The profit generated feeds the ecosystem and part of the tokens are burned, adding immediate value.

Problem

Lack of predictable returns

Most crypto-assets only offer price speculation, they don't generate cash flow for the investor.

SGN Solution

Fractional and deflationary real estate investment

The margins obtained from real estate sales are reinvested or used in buy-back & burn, creating a cycle of continuous income and appreciation.

Problem & Solution

Problem

Opacity in fund management

Without on-chain proof, investors don't know how their capital is invested or whether targets are being met.

SGN Solution

Real profit+ token burning= continuous appreciation

All stages - acquisition, construction, sale and burning of tokens - are recorded in an audited smart-contract, accessible in real time.

Problem

Investors forgotten after purchase

Investors lose confidence in projects that don't deliver results or share profits or progress with the community.

SGN Solution

Shared growth and appreciation for holders

At SGN, the investor is part of the growth. Business success generates direct appreciation of the token, benefiting all holders with a real increase in capital.

Business Model

SGN connects investors directly to profitable real estate projects, with total transparency and on-chain security.

1. Buying SGN

Investors purchase tokens and finance the ecosystem.

2. Acquisition of properties at auction

We use the capital to auction properties at up to 30% below market value.

3. Renovation & sale

We renovate, value and sell properties, generating high margins.

4. Burn & reinvest

Part of the profit burns SGN, reducing supply; part is reinvested in the next cycle.

5. Virtuous cycle

A virtuous cycle where each transaction increases the value of the token and finances the growth of the real estate portfolio.

Key data

RWA model

(Real-World Assets) model with tangible profit.

Symbol

SGN

Total supply

54 000 000 SGN

Chain

BNB Smart Chain

Contract

[0xCB80C60bc43fFd7dc042dAf42e14Fb2a9c238082](https://www.bscscan.com/address/0xCB80C60bc43fFd7dc042dAf42e14Fb2a9c238082)

Decimal

18

Team & Founders 15%

Vesting 12 m+ linear release 24 m

DEX liquidity 15%

LP lock-up for 12 m

Total Distribution

Pre-sale

Immediate release

20%

Phase 1

12%

Phase 2

9%

Phase 3 & Community

Airdrops, Rewards

9%

Team & Founders

Vesting 12 m+ linear 24 m

15%

DEX liquidity

LP blocked 12 m

15%

Strategic Reserve

Token listings

20%

Allocation of Funds

Purchase of real estate



Direct generation of tangible profit

Marketing & Disclosure



Accelerate adoption and liquidity

Liquidity pool



Damp down post-listing volatility

Operating costs



Servers, continuous dev, future audits

Strategic Reserve



Unexpected opportunities, match-funding

Legal support



MiCA compliance, consulting, insurance

Roadmap SGN

2025 Q3

Concept & Preparation

White-paper
Deploy SGN
PPre-sale platform
Contract audit,
Multisig wallet 2/3

2025 Q4

Official pre-sale

Landing page
Sale 10 M SGN a € 0,02
Global campaign
Immediate distribution

2026 Q1

Phase 1 - First acquisitions

Purchase of the first 3 properties
Margin > 25 %,
1st public burn,
PancakeSwap listing

2026 Q2

Phase 2 - Technical expansion

DeFi integration (staking)
Real estate partners
Target price € 0,04

2026 Q3

Phase 3 - Community

New market (ES/FR)
Reward holders ≥ 12 m
Price target € 0,05

2026 Q4

Phase 4 - SGN Chain

Start of development of
own blockchain

Team

Hugo Morais - [Linkedin profile](#)

CEO & Founder

A recognized entrepreneur in Portugal since 2006, with a track record of several successful online stores and consistently successful projects.

The visionary behind SGN, he leads the project's growth and innovation strategy.

The team includes two real estate agents with over six years' experience, an architect with over twenty years' experience and an influencer, the public figure responsible for promoting the properties and connecting us with new target audiences.

Our combined experience in e-commerce, real estate, architecture and digital marketing guarantees the success of every stage of this pioneering project.

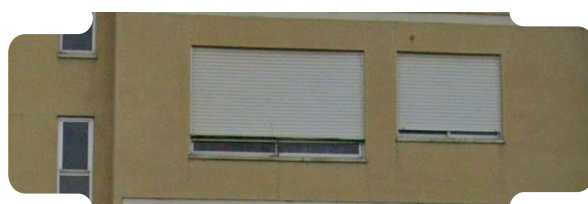
Together, we form a solid, multidisciplinary team whose **ultimate goal isto position SGN as the first Portuguese company to launch its own currency on a public blockchain.**



Pilot Project

Apartment T3 (3 bedrooms) - In chaves

Practical Case



METRIC	VALUE
Purchase price	€ 34 000
Sales price	€ 114 000
Legal costs & registration	€ 1 690
Ganho bruto na venda	€ 80 000
Net profit (after IRC + tax)	€ 63 865
Net ROI	188 %
Buy-back amount (30%)	€ 19 159
SGN burned - % of total supply	1,77%

The pilot project transparently demonstrates how € 34,000 raised in pre-sale can generate € 63,865 net profit and burn up to 1 M SGN (≈ 1.8 % of supply)

This mechanism combines equity growth with token deflation, providing a double value proposition for the investor.

Security & Audit

Transparency

BscScan verified contracts

Dynamic Testing

Hardhat + Chai (500 testes)

No logic problems identified

Multisig 2/3 analysis:

Proxy:

GnosisSafeProxy v1.4.1

Owners:

3 different keys (hardware wallet)

Quorum::

2 signatures to execute transactions

Security:

No single owner fallback; protects against rug-pull.

Security & Audit

Legal Compliance & KYC/AML

KYC/AML policy published (version 1.2) and applied before any withdrawal of tokens.

Contracts comply with MiCA guidelines (EU 2023) regarding fixed supply and on-chain transparency.

Conclusion

SGN and multisig 2/3 smart-contracts are safe to operate in production.

No critical vulnerabilities were found

Contract

[0xCB80C60bc43fFd7dc042dAf42e14Fb2a9c238082](#)

Pre-sale contract

[0x069e4b9332F145616186BD51d85DF58ff1683926](#)

Questions & Answers

What is StartGains (SGN)?

A 100% Portuguese platform that uses blockchain to invest in real estate with high margins.

How can I trust it?

Verified contracts, multisig 2/3 portfolio for funds and public auditing.

How does the profit model work?

We buy properties at auction or from banks, renovate them and sell them on.
Part of the profit burns SGN tokens, part is reinvested in the next property.

Why choose blockchain?

On-chain transparency, instant transfers and global access from €50.

Has the project been audited?

Yes. Verified smart-contracts and independent audit.

Questions & Answers

What is the pre-sale price?

€ 0.02 per SGN, with automatic whitelisting for Phase 1.

What is the minimum/maximum purchase limit?

Minimum 50€ / maximum 5 000€ per wallet (or equivalent in BNB).

Can I reserve more than 250,000 tokens?

No. The maximum limit is 250,000 SGN per participant. This is to encourage balanced distribution and protect market stability.

How do I participate?

Register or log in to the StartGains platform, choose the amount you want to buy and follow the payment instructions.

Do I receive the tokens immediately?

Yes, SGN is credited to your wallet as soon as the transaction is confirmed.

Questions & Answers

What is the total supply?

The total supply is 54,000,000 SGN.

During the current pre-sale, 10,000,000 SGN have been minted and are available for purchase. The remaining supply will be unlocked gradually according to the project's acquisition schedule.

Is there automatic burn?

Yes. Up to 30% of the profit from each real estate sale is used to burn SGN.

When can I sell SGN?

Freely after the end of the pre-sale; 15% of the supply is already reserved for DEX liquidity.

What is SGN's ambitious mission beyond democratizing access to token investments?

In addition to offering a secure and transparent platform for buying and selling tokens, **SGN aims to become the first Portuguese company to launch its own native currency on a public blockchain.**

This means that, after the pre-sale and listing phases on DEX/CEX, we will maintain and value SGN as a token with governance, utility and global recognition - **putting Portugal on the cryptocurrency map.**

Conclusion & Contacts

Conclusion

StartGains combines high-margin real estate with transparent tokenization

Offers buy-back & burn

With refined tokenomics and proven security

The project is positioned to raise capital and deliver sustainable value to SGN holders.

Contact

Website

<https://StartGains.net>

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