

OWN A SHARE OF ARABIAN COFFEE CULTURE.

**Secure Your Position in the Rapidly Expanding
Middle Eastern Café Market—Directly from the Source.**

Private Reservation & Ownership Portfolio

**Tokenized Participation in a Coffee Shop Acquisition
on the Arabian Peninsula**

EXCLUSIVE ALLOCATION	Only 10,000 Tokens Available Worldwide
CAPITAL PRESERVATION	Institutional-Grade Buyback Guarantee
PASSIVE YIELD	Direct Participation in Verified Annual Profits - 0.0005% of the establishment's Annual Net Profit, per token held
VERIFICATION & TRANSPARENCY	All tokens are issued on the Solana blockchain, providing immutable proof of ownership. The contract is publicly verifiable, ensuring complete transparency.

An Exclusive Offering for Qualified Investors.

THE INVESTMENT THAT BREWS OPPORTUNITY.

Coffee is more than a beverage—it is a global cultural phenomenon, a daily ritual, and a multi-billion dollar industry that continues to expand at an unprecedented rate. Nowhere is this growth more pronounced than on the Arabian Peninsula, where café culture has experienced a remarkable renaissance. From the traditional Arabic coffee houses of the old quarter to the sleek, modern specialty cafés of the new metropolis, the region's coffee scene is booming.

The Middle Eastern coffee market is projected to grow at over 8% annually, driven by a young, affluent population, rising disposable incomes, and an insatiable appetite for premium coffee experiences. Yet, for decades, access to this lucrative sector has been limited to established hospitality groups and deep-pocketed investors. The barriers—prohibitive capital requirements, complex local regulations, and operational logistics—have kept this opportunity firmly behind closed doors.

Until now.

The **CME Token** changes this paradigm. It provides you with a tokenized stake in a strategically located coffee shop acquisition on the Arabian Peninsula—an asset that generates real, audited revenue from the daily sale of premium coffee and hospitality experiences. This is not a speculative cryptocurrency; it is a stake in tangible, income-generating hospitality.

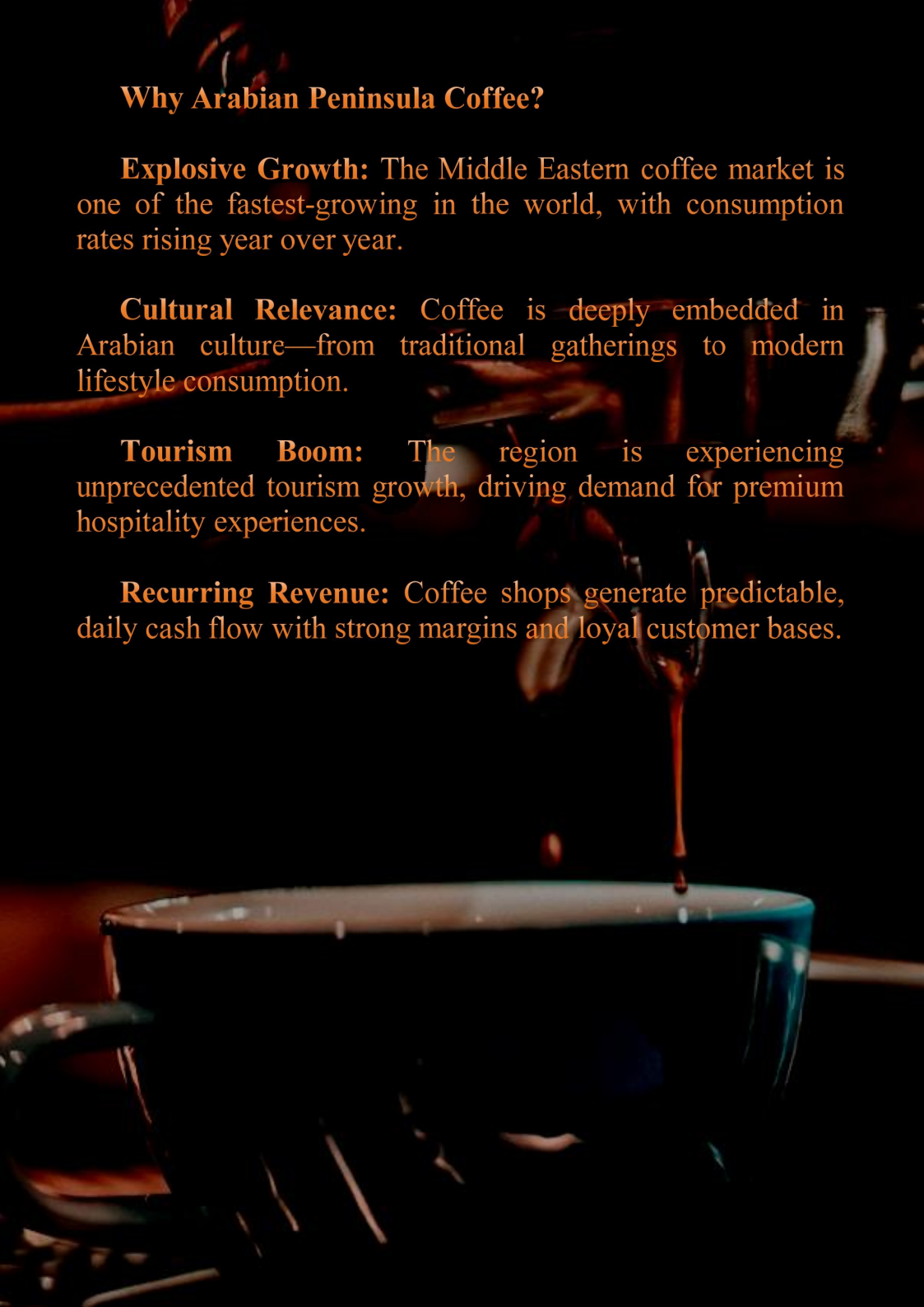
Why Arabian Peninsula Coffee?

Explosive Growth: The Middle Eastern coffee market is one of the fastest-growing in the world, with consumption rates rising year over year.

Cultural Relevance: Coffee is deeply embedded in Arabian culture—from traditional gatherings to modern lifestyle consumption.

Tourism Boom: The region is experiencing unprecedented tourism growth, driving demand for premium hospitality experiences.

Recurring Revenue: Coffee shops generate predictable, daily cash flow with strong margins and loyal customer bases.



YOUR PRIVATE INVITATION TO PARTICIPATE.

The Issuer has identified a prime opportunity: the acquisition of a well-established, high-traffic coffee shop in one of the Arabian Peninsula's most dynamic urban centers. This establishment boasts a prime location, a loyal customer base, and a proven track record of consistent revenue generation.

The CME Token offering is structured to provide a portion of the capital required to acquire, operate, and expand this coffee shop. Your participation fuels the acquisition of an asset that generates real, audited revenue from daily coffee sales and hospitality services.

In return, you receive a proportional stake in the establishment's ongoing profitability—plus exclusive perks for substantial holders.

The Invitation:

You are invited to join a select, global group of investors who understand that enduring wealth is built not by chasing volatile trends, but by owning essential, income-generating hospitality assets.

Total Offering Size: 10,000 Tokens.

Subscription Price: \$20.00 per Token.

THE CME TOKEN: STRUCTURE & PARTICIPATION.

A fixed-supply digital instrument representing a proportional interest in the acquisition and operation of a coffee shop on the Arabian Peninsula

Feature	Detail
Instrument Name	CME Token
Total Global Supply	10,000 Tokens
Offering Price	\$20.00 per Token
Underlying Asset	Partial Financing for a Coffee Shop Acquisition on the Arabian Peninsula
Investor Entitlement	0.0005% of the establishment's Annual Net Profit, per token held
Exclusive Holder Perk	Permanent 10% discounts on the entire menu for holders of more than 50 tokens
Capital Protection	Conditional Buyback Guarantee except of processing fee of 2%

Strategic Preferences for Substantial Allocations:

The Issuer acknowledges that sophisticated investors seeking larger allocations require tailored solutions. For qualified parties undertaking significant capital commitments—particularly those acquiring more than 50 tokens—the Issuer is prepared to offer permanent menu discounts, enhanced yield structures, and prioritized access to future hospitality offerings. These terms are negotiable upon formal enquiry and preliminary approval.

INVEST WITH CERTAINTY. YOUR CAPITAL IS PROTECTED.

A distinct principal preservation mechanism designed to safeguard your subscription.

Unlike the vast majority of hospitality investments—where capital is routinely subjected to market volatility, operational mismanagement, and unforeseen disruptions—the CME Token comes with a definitive, platform-backed safety net.

The Guarantee:

Should the coffee shop acquisition fail to reach its final closing stage—whether due to vendor withdrawal, regulatory obstruction, or failure of a material condition precedent—the Issuer commits to a full repurchase of your tokens at the original price except processing fee of 2%.

The Only Deduction:

A standard administrative processing fee of 2% applies to the repurchase amount. This nominal fee accounts for the due diligence, legal structuring, and operational overhead already incurred by the Issuer in pursuing the transaction. It ensures that the Issuer can continue to source and structure premium opportunities while still returning the vast majority of your principal to you.

The Outcome:

Your downside is strictly capped. Your upside remains entirely uncapped.

PRIVATE RESERVATION. DISCREET EXECUTION.

Gaining access to this exclusive instrument requires only a few sophisticated, streamlined steps.

Step	The Action
01	Expression of Interest & Confidentiality. Your journey begins with a confidential enquiry. Upon reaching out, you will be granted preliminary access to our compliance team. We request the execution of a standard Confidentiality Agreement to unlock the full commercial details of the coffee shop, including location, financial performance, and due diligence reports.
02	Eligibility & Compliance Verification (KYC/AML). All subscribers must satisfy the Issuer's Know-Your-Customer (KYC) and Anti-Money Laundering (AML) protocols. This discrete, digitally-secured process typically concludes within 24 to 48 hours, confirming your status as a qualified investor.
03	Token Purchase Agreement & Settlement. Upon verification, you are presented with the definitive Token Purchase Agreement. This legally-binding document outlines your specific entitlements, the profit-share mechanics, and the terms of the Buyback Guarantee.
04	Token Delivery & Portfolio Onboarding. Within 48 hours of settlement confirmation, your CME Tokens are delivered to your designated custodial wallet. You receive formal onboarding documentation, including your unique tokenholder reference number and access credentials to the secure investor portal, where you can monitor the status of the acquisition.

THE VALUE FLOW. FROM PARTICIPATION TO PROFIT.

Your capital follows a transparent, structured pathway—from subscription to café operations, and ultimately, to consistent yield realization.

Phase I: The Capital Commitment (Current Stage)

You are here. Your acquisition of CME Tokens represents the deployment of working capital into a dedicated escrow mechanism. At this stage, your tokens are held securely on the Solana blockchain, fully verifiable and under your exclusive control. You are now a registered participant in the coffee shop acquisition.

Phase II: Café Acquisition & Operational Execution

Upon reaching the full subscription target and satisfying all regulatory conditions, the Issuer executes the formal purchase of the target coffee shop. Your pooled capital is deployed to secure this income-generating hospitality asset. The establishment then resumes full operations—serving premium coffee, pastries, and hospitality experiences to a loyal and growing customer base.

Phase III: The Annual Yield Realization

Following the acquisition and the close of the first full fiscal year, the establishment's net profits are audited by an independent, internationally-recognized accounting firm. A pro-rata share equivalent to 0.0005% per token held is calculated and distributed directly to your registered wallet. This process recurs annually, providing a predictable, tangible return on your original capital.

Phase IV: Exclusive Holder Benefits

For token holders acquiring more than 50 tokens, the Issuer offers permanent 10% discounts on the entire menu at the acquired coffee shop. This unique benefit provides tangible, ongoing value beyond the standard profit distribution—making substantial participation exceptionally attractive for coffee enthusiasts and hospitality investors alike.

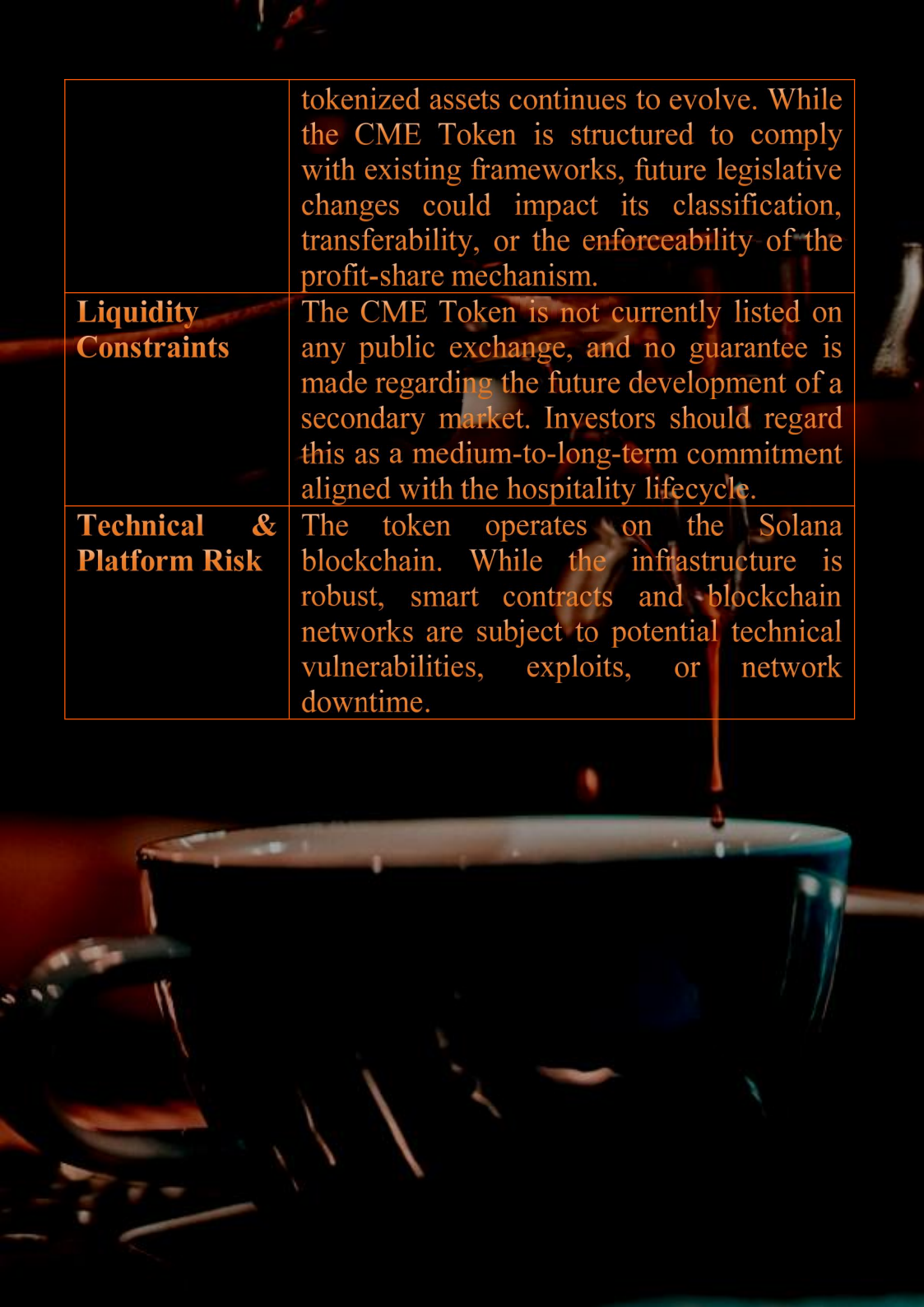
Phase V: The Protection Mechanism

Should the acquisition fail to close, your capital is not lost. The Buyback Guarantee activates, ensuring your original investment is returned to you—subject only to the nominal 2% administrative fee. Furthermore, as the establishment scales and generates income, the Issuer will explore secondary market liquidity options to provide potential early exit pathways.

TRANSPARENT RISK ASSESSMENT.

The Issuer maintains a policy of full transparency regarding the potential hazards inherent in this asset class. Prospective investors are advised to review the following carefully.

Risk Category	Description
Hospitality & Operational Risk	The coffee shop's profitability is contingent upon consistent customer traffic, effective management, and operational efficiency. Factors including local competition, changing consumer preferences, and staffing challenges may materially affect revenue and, consequently, annual profits.
Commercial Execution Risk	The completion of the coffee shop acquisition is contingent upon vendor negotiations, regulatory approvals, and the fulfillment of specific closing conditions. While the Issuer is confident in the viability of the transaction, no assurance can be provided that the closing will occur within the anticipated timeframe—or at all.
Market & Economic Risk	The hospitality sector is subject to economic cycles, tourism fluctuations, and regional geopolitical factors. While the Arabian Peninsula's coffee market demonstrates strong fundamentals, external factors may materially affect the establishment's profitability.
Regulatory & Legal Risk	The regulatory environment concerning hospitality operations, food safety, and



	tokenized assets continues to evolve. While the CME Token is structured to comply with existing frameworks, future legislative changes could impact its classification, transferability, or the enforceability of the profit-share mechanism.
Liquidity Constraints	The CME Token is not currently listed on any public exchange, and no guarantee is made regarding the future development of a secondary market. Investors should regard this as a medium-to-long-term commitment aligned with the hospitality lifecycle.
Technical & Platform Risk	The token operates on the Solana blockchain. While the infrastructure is robust, smart contracts and blockchain networks are subject to potential technical vulnerabilities, exploits, or network downtime.

ADDRESSING INVESTOR OBJECTIONS.

Clarifications on the most frequently raised considerations.

Q: Where exactly is the coffee shop located on the Arabian Peninsula?

A: The coffee shop is situated in a prime, high-traffic location within one of the region's most dynamic urban centers, with established foot traffic and a loyal customer base. Specific location details are disclosed within the exclusive Data Room accessible to approved investors after deal will be approved.

Q: What is the definitive timeline for the acquisition to be completed?

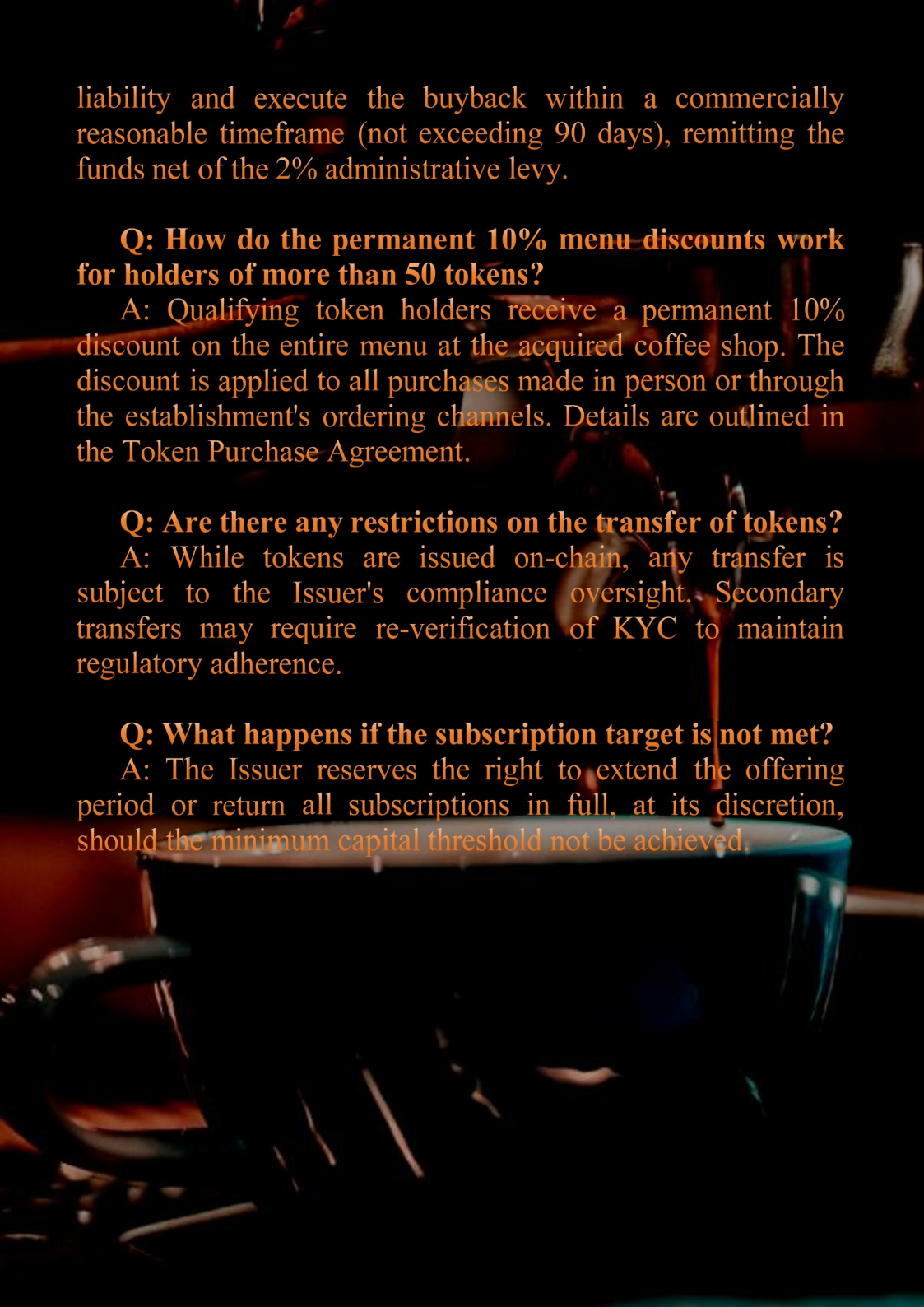
A: The Issuer anticipates reaching the final closing stage within the current fiscal period, subject to meeting subscription targets and fulfilling vendor conditions. Specific timelines are disclosed within the exclusive Data Room accessible to approved investors.

Q: How is the annual net profit calculated and verified?

A: Net profit is determined in accordance with International Financial Reporting Standards (IFRS), as audited by an independent, internationally recognized accounting firm. The audited financial statements will be made available to token holders annually.

Q: What is the exact mechanism of the repurchase obligation if the deal fails?

A: Upon the formal, written termination of the acquisition agreement, the Issuer will calculate the total repurchase



liability and execute the buyback within a commercially reasonable timeframe (not exceeding 90 days), remitting the funds net of the 2% administrative levy.

Q: How do the permanent 10% menu discounts work for holders of more than 50 tokens?

A: Qualifying token holders receive a permanent 10% discount on the entire menu at the acquired coffee shop. The discount is applied to all purchases made in person or through the establishment's ordering channels. Details are outlined in the Token Purchase Agreement.

Q: Are there any restrictions on the transfer of tokens?

A: While tokens are issued on-chain, any transfer is subject to the Issuer's compliance oversight. Secondary transfers may require re-verification of KYC to maintain regulatory adherence.

Q: What happens if the subscription target is not met?

A: The Issuer reserves the right to extend the offering period or return all subscriptions in full, at its discretion, should the minimum capital threshold not be achieved.

THE ARABIAN COFFEE OPPORTUNITY STARTS NOW.

This is your final opportunity to secure a stake in one of the world's fastest-growing hospitality markets—with capital preservation built in.

This offering represents a carefully curated intersection of tangible hospitality assets and modern financial technology. The CME Token provides a disciplined pathway for sophisticated capital to access the robust, income-generating Arabian Peninsula coffee market, underpinned by a distinct capital preservation framework that is virtually unheard of in hospitality investing.

Given the strictly finite supply of 10,000 tokens—one of the most exclusive allocations in our portfolio—the current window is exceptionally constrained. The Issuer encourages eligible parties to initiate their preliminary application without delay to secure their intended participation volume.

Do not allow this moment to pass you by. Once the allocation is fully subscribed, this offering will close permanently.

To proceed, interested parties are invited to submit a formal enquiry and request for preliminary approval through the official offering portal listed below.

CME TOKEN.

A Strategic Gateway to Premium Hospitality Investing.

This is your invitation to move beyond traditional asset classes and secure a tangible stake in one of the world's most dynamic coffee markets—with the confidence of a buyback guarantee, exclusive menu discounts, and the prestige of private, institutional-grade participation.

Link:

<https://bitcayote.com/token.php?id=68c6ac3cf2502>

For absolute transparency, the token contract is publicly verifiable on the Solana blockchain.

Solana Explorer Link:

<https://explorer.solana.com/address/mntoXxnxmsGCr6BHp9bVyXBaBLkV4ASKpVqd6NEQo8N?cluster=devnet>



NOTICE TO PROSPECTIVE INVESTORS

This Memorandum constitutes an exclusive, confidential informational document intended solely for the use of qualified and accredited investors who have expressed a bona fide interest in the offering described herein. It does not constitute a prospectus, a public offering, or a solicitation to purchase securities in any jurisdiction where such an offer would be unlawful.

The information contained in this document is provided for general informational purposes only and does not constitute legal, financial, tax, or investment advice. Prospective investors are strongly encouraged to consult their independent financial, legal, and tax advisors prior to making any commitment.

The Issuer reserves the right to amend, withdraw, or terminate this offering at any time without prior notice. Any decision to subscribe for tokens shall be made solely on the basis of the specific terms and conditions set forth in the final subscription agreement, which will be provided upon preliminary approval.

By accepting this Memorandum, the recipient agrees to maintain its strict confidentiality and acknowledges that the distribution or reproduction of its contents, in whole or in part, is strictly prohibited without the express written consent of the Issuer.