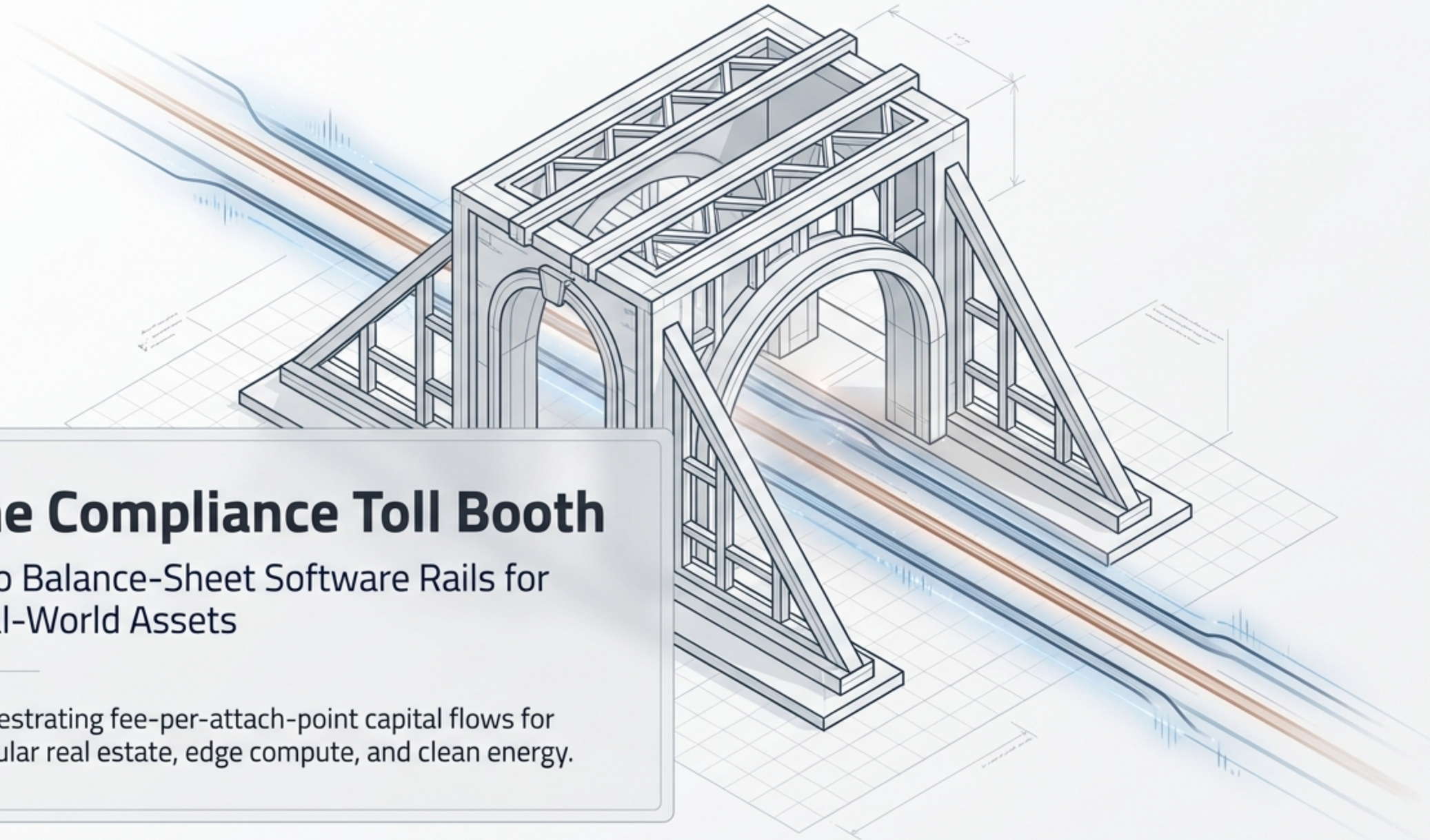


The Compliance Toll Booth

Zero Balance-Sheet Software Rails for Real-World Assets

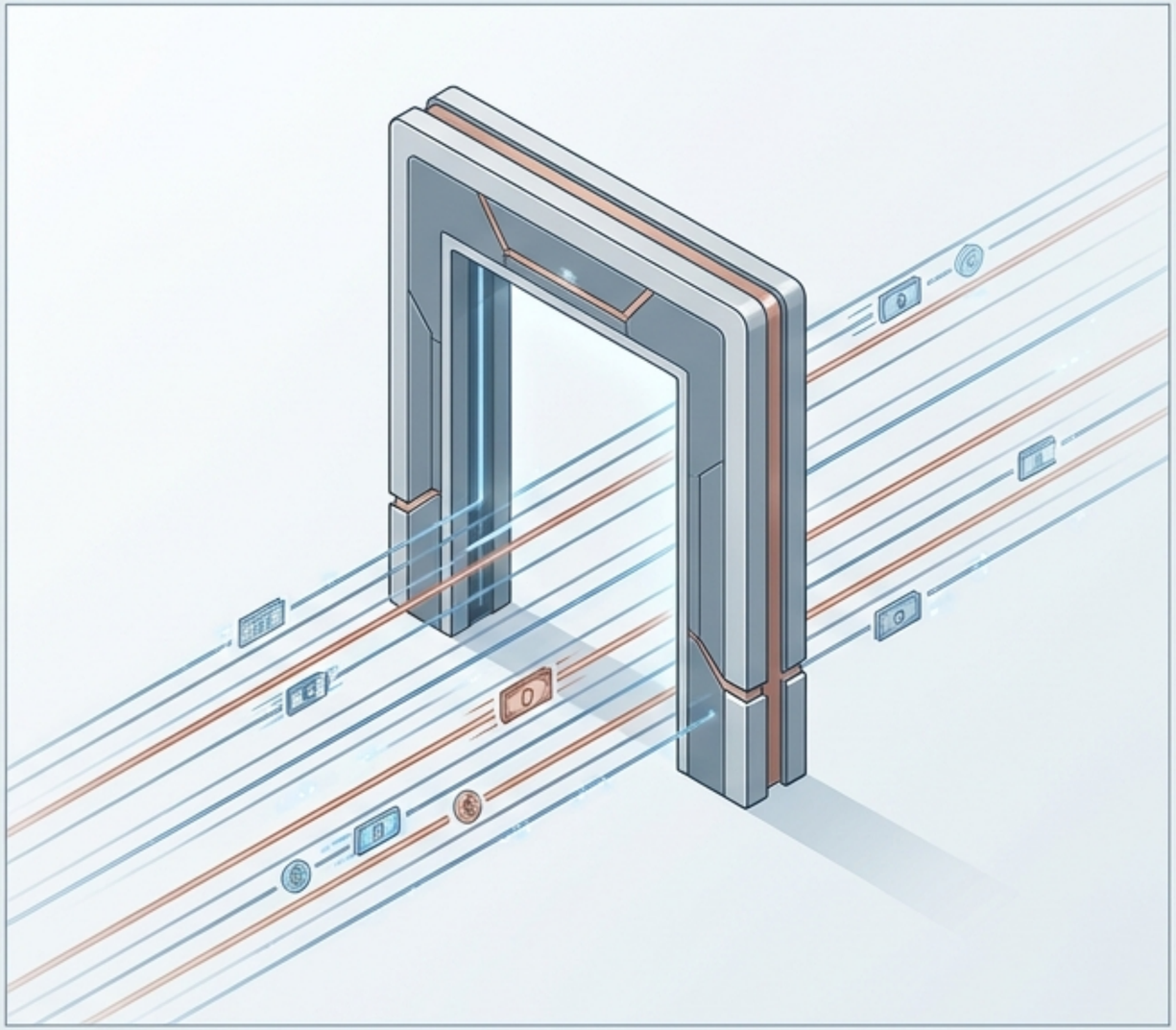
Orchestrating fee-per-attach-point capital flows for modular real estate, edge compute, and clean energy.

NotebookLM



The Capital Liquidity Bottleneck

Weeks of settlement latency.



Digital Capital Pipelines

Moving multi-million-dollar real-world assets should not take weeks. It must move like data.

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Capital-Zero Orchestration

Zero Balance-Sheet Risk

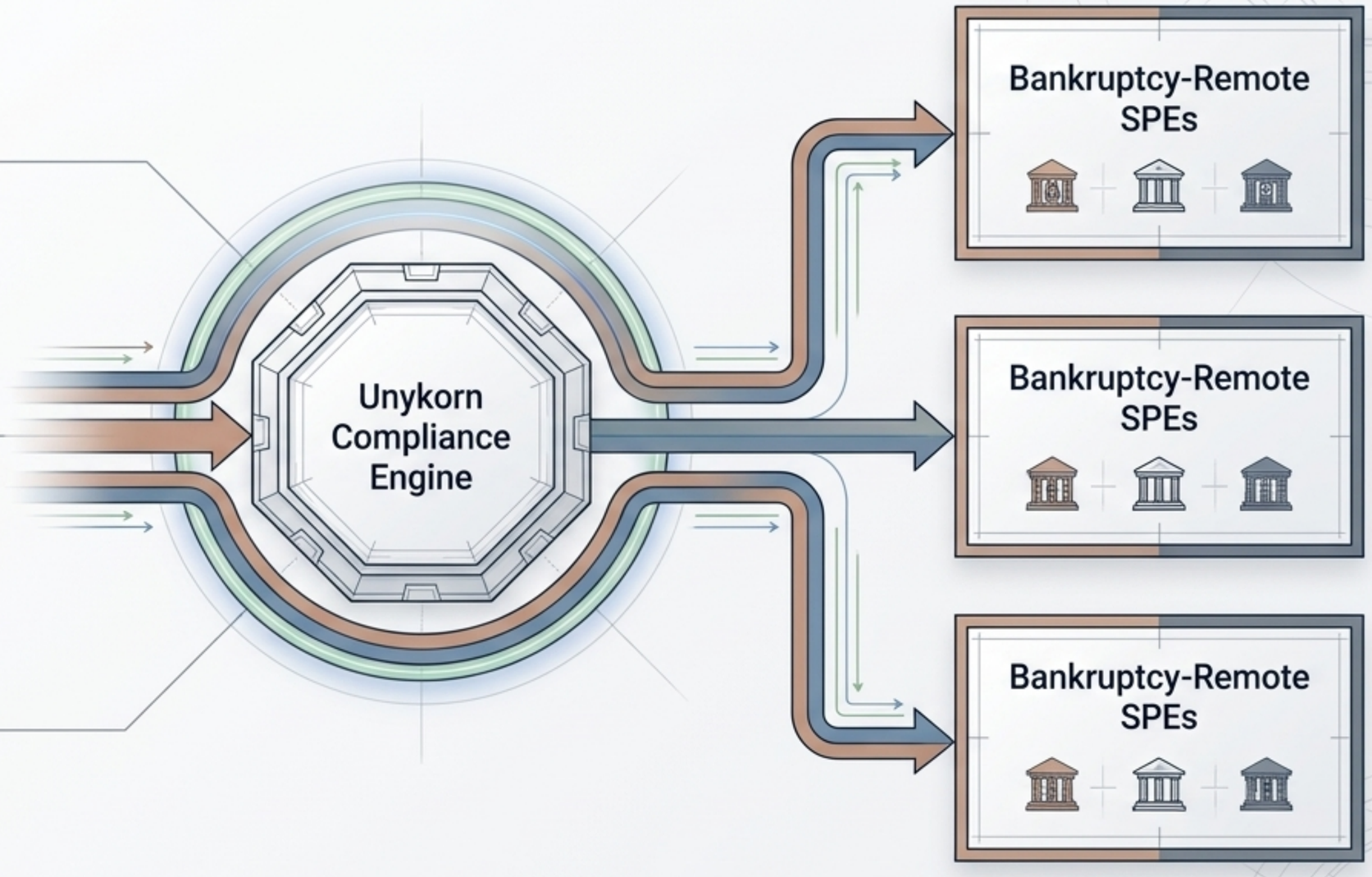
Unykorn never touches the money or holds pool assets.

Hub-and-Spoke Execution

Capital routes directly from Reg D 506(c) investor wallets to localized, bankruptcy-remote SPEs.

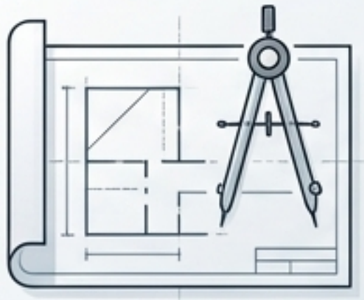
Pure Software Leverage

Directional risk is eliminated; software simply orchestrates the double-entry accounting.



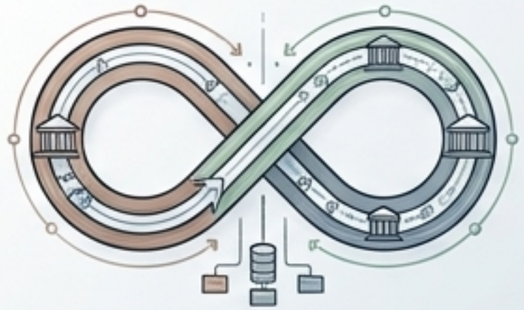
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The Fee-Per-Attach-Point Model



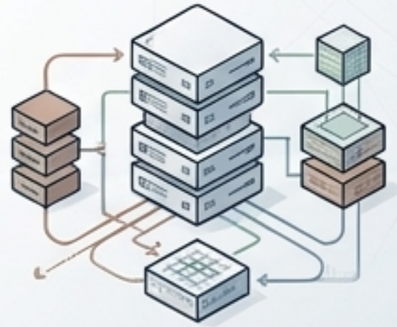
Setup Fees

Captured during the origination and legal locking of asset lease notes.



SaaS Fees

Ongoing compliance enforcement, identity registry maintenance, and automated NAV reporting.



Infrastructure Fees

API calls and cross-chain messaging across hub-and-spoke networks.

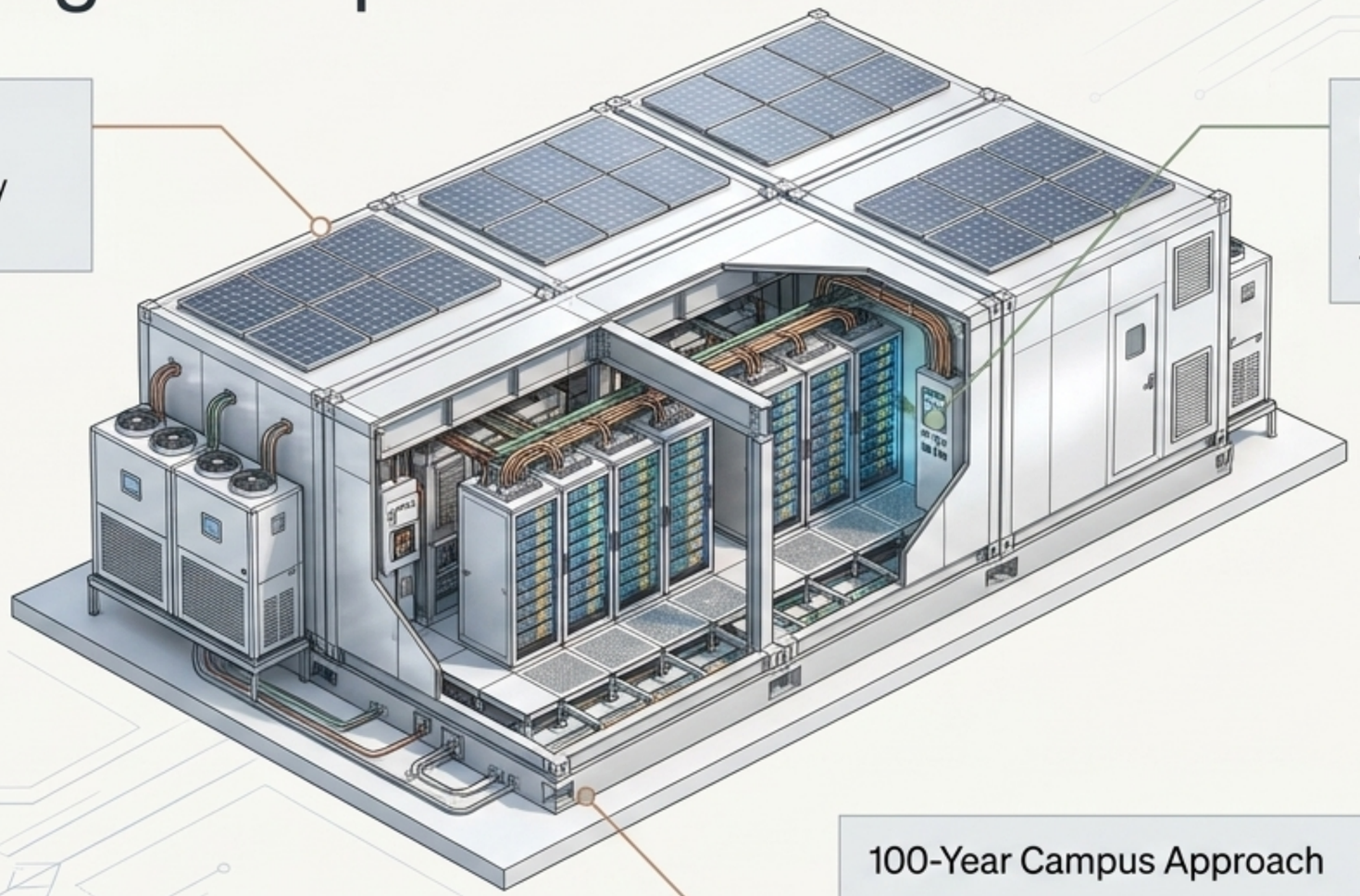
Every time capital moves through the compliance gate, the software captures value.

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The Physical Foundation: Modular Edge Compute

Rapid Deployment

Bypassing multi-year utility interconnection queues.



Pay-As-You-Grow Capex

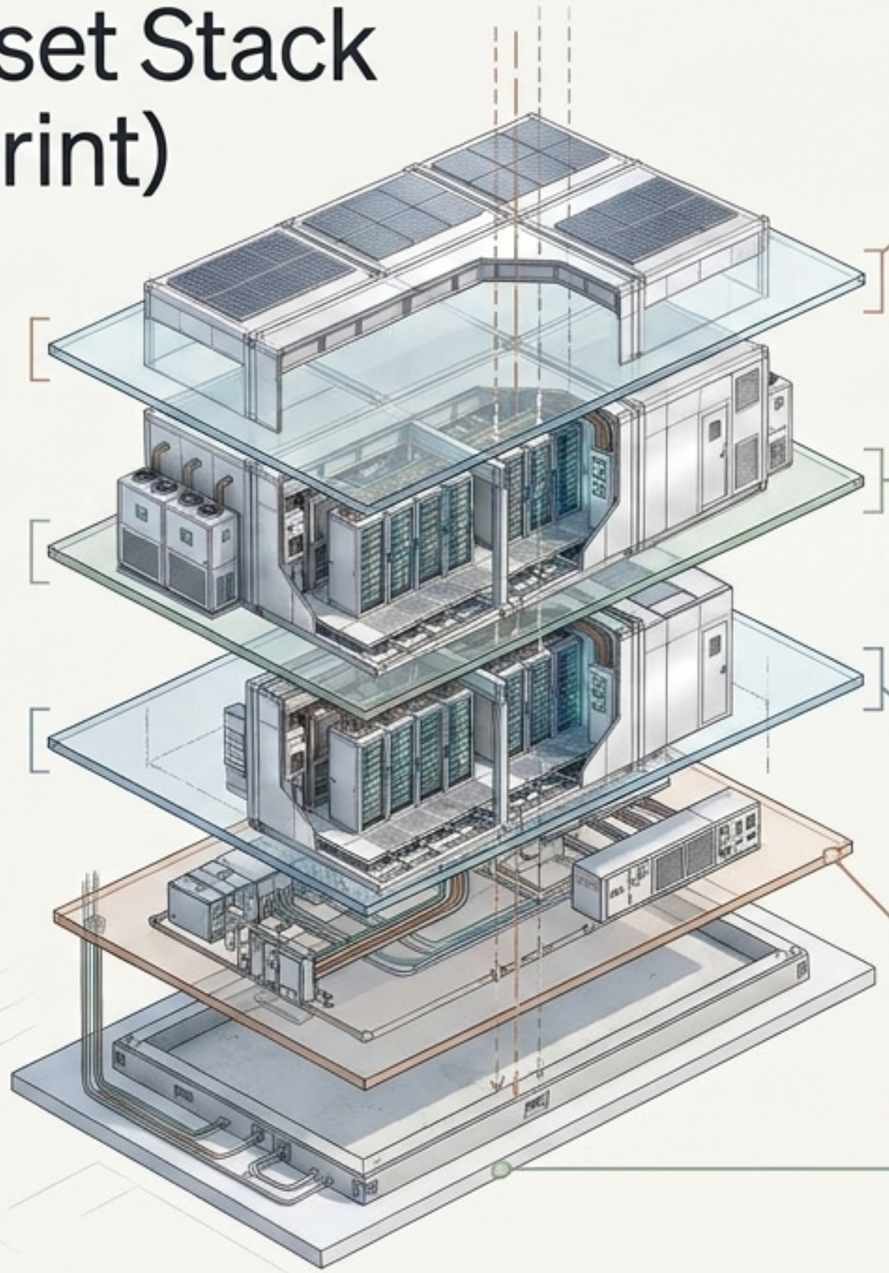
Deploying modules incrementally to match capital to localized tenant demand.

100-Year Campus Approach

Adaptable layers ensuring today's capacity remains live while tomorrow's compute scales.

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The 5-Layer Asset Stack (M Helen Blueprint)



1. Senior CMBS Tranches

Collateralized debt with revolving drawdowns.

2. GPU Equipment Fleets

High-performance computing hardware financing.

3. Compute/Hosting Leases

Predictable, recurring revenue streams.

4. Tax Equity (ITC-Transfer)

Monetized Section 6418 tax credits.

5. 10-Year QROF Equity

Cap-gains optimized foundational capital.

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Multiplying Economics: 30 Fee Events Per Cycle

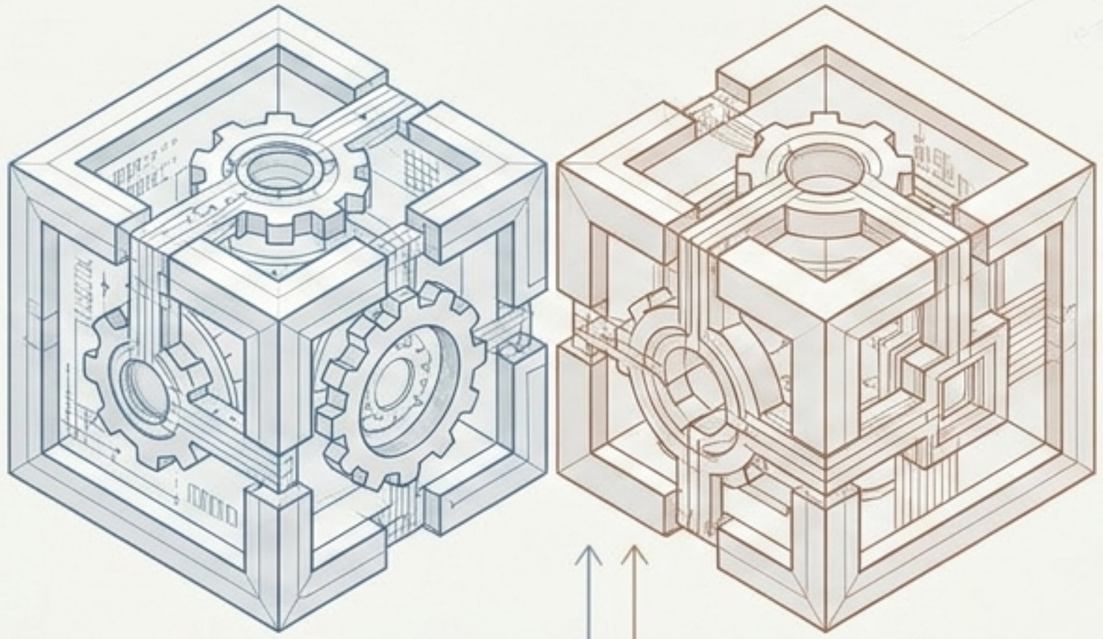
	Fund Lifecycle					
5 Asset Layers	Origination	Setup	Yield Distribution	Compliance Checks	NAV Updates	Redemption
Senior CMBS						
GPU Fleets						
Compute Leases						
Tax Equity						
QROF Equity						

Applied across real estate and edge compute, Unykorn's software rails capture up to 30 separate fee events per fund cycle across five financeable layers.

One physical asset.
Five capital layers.
Continuous software monetization.

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The Tokenization Engine: Institutional Smart Contracts



ERC-3643: The Compliance Layer

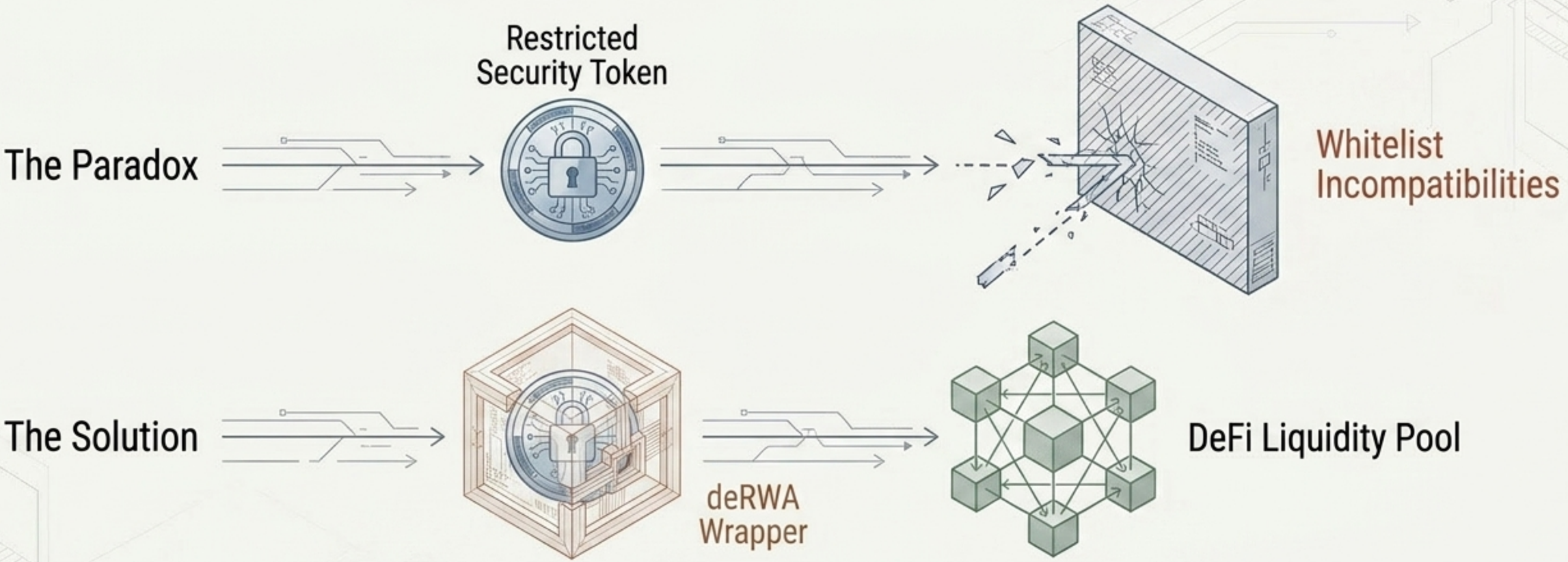
- Identity Registry mapping wallets to verified credentials.
- Prevents transfers to unverified addresses (failed transfers > successful transfers to sanctioned parties).

ERC-7540: The Vault Layer

- Asynchronous cash flows designed specifically for private credit and compute leases.
- Automates multi-epoch queue matching and NAV-based pricing.

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Solving the Composability Paradox



Standard restricted tokens cannot be used as collateral. Wrapping seasoned notes into decentralized Real-World Assets (deRWA) unlocks 24/7 DeFi liquidity while underlying legal restrictions remain intact.

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Exit & Scale: Bankless deRWA Liquidity

Widget 1

77% LLTV

Borrowing working capital against seasoned equity (e.g., deSPXA precedents)

Widget 2

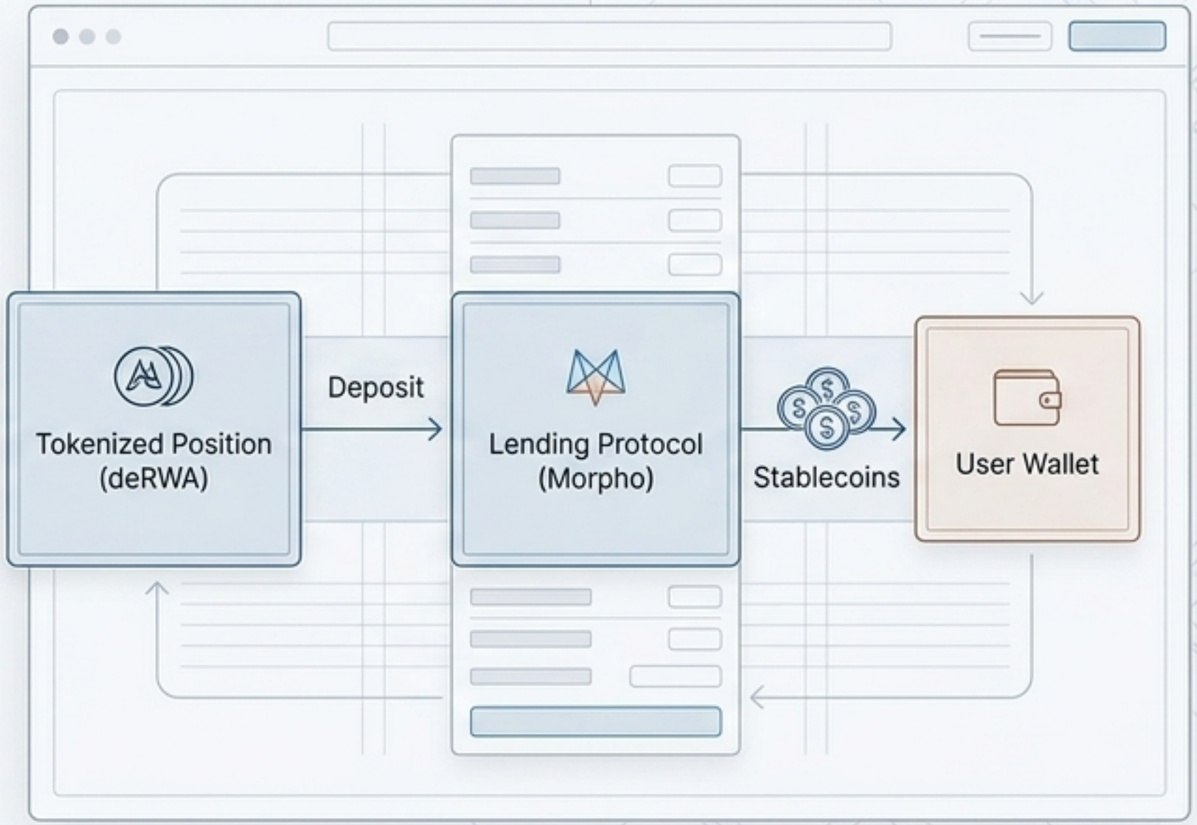
Zero-Sale Liquidity

Access capital without selling the underlying position

Widget 3

Tax Efficiency

Unlock liquidity without resetting 10-year QROF cap-gains tax clocks

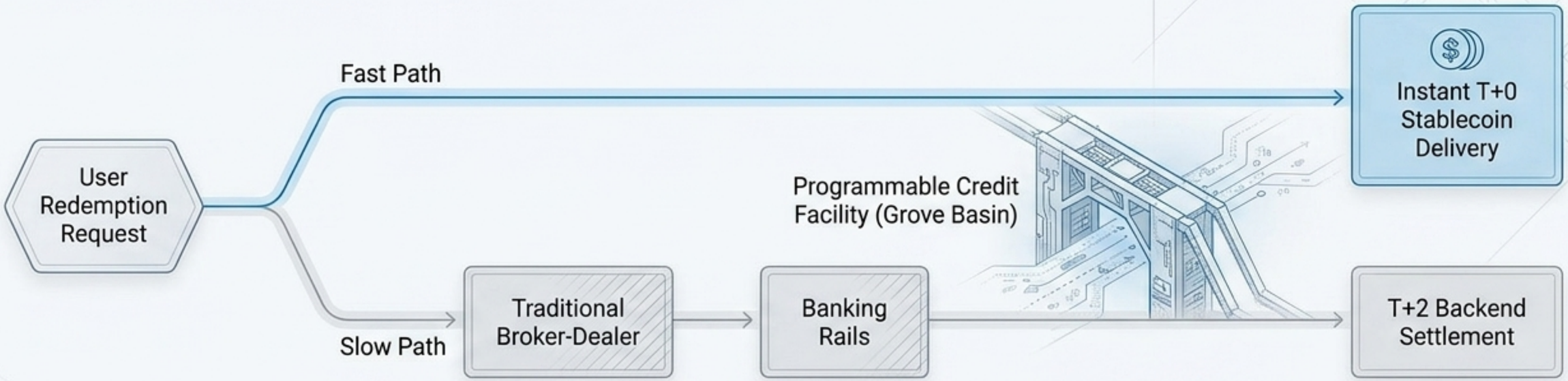


The same instrument operating as an institutional fund is now usable collateral in DeFi.

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Resolving the Settlement Mismatch

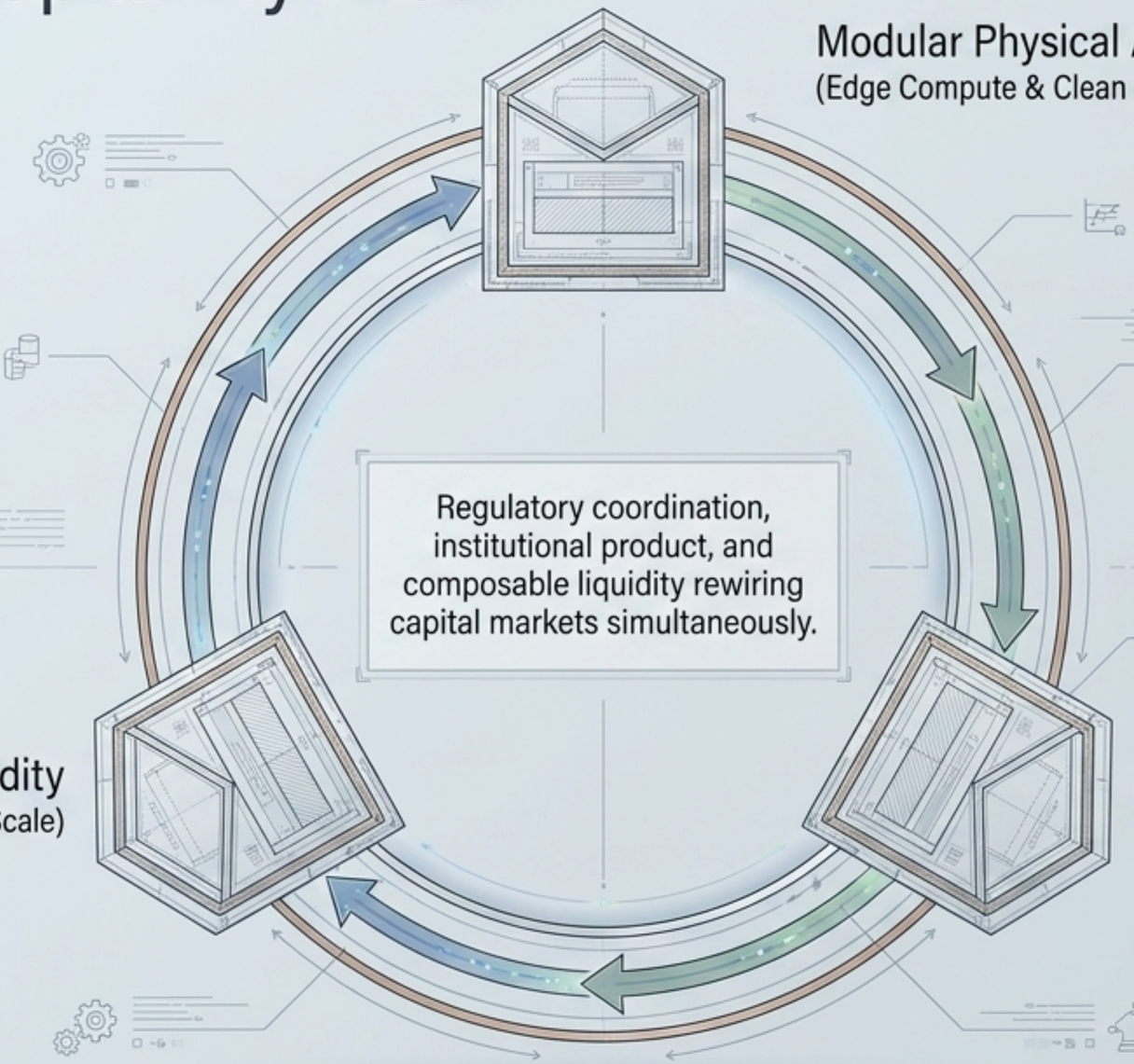
Feature Focus: Grove Basin Integration



- Instant On-Chain Liquidity: Investors receive T+0 stablecoin redemptions natively on-chain.
- Absorbing the Lag: A $1 Billion daily capacity programmable credit facility absorbs the timing mismatch of the underlying fund’s standard traditional broker-dealer redemption rails.

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The Unykorn Capital Flywheel



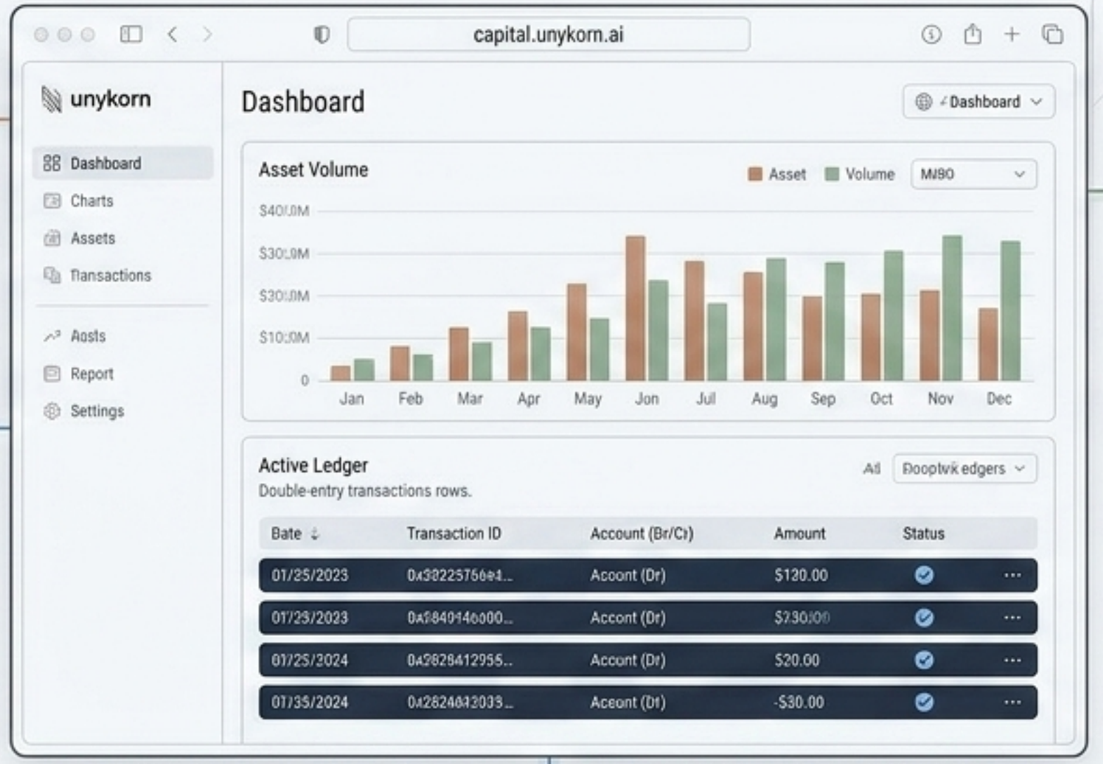
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The Architecture in Reality

1

$29.1M

Verified Reference Deal Volume.



2

16

Built Contracts

Fully operational smart contract architecture.

3

On-Chain General Ledger

Full double-entry bookkeeping with typed accounts (Asset, Equity, Liability) maintained at the protocol level.

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Everyone else brings capital.

Unykorn brings the rails that make that capital legally movable.

Explore the platform architecture at unykorn.ai

INSTITUTIONAL RWA ORCHESTRATION • SOFTWARE RAILS • ZERO BALANCE SHEET

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