A Japanese Standard of Trust. A UAE Scale of Opportunity.

MIRAI X™

未来

By AAC

ASSETS ADVISORS CAPITAL 株式会社



Japan's First RWA Platform at Wynn Casino District



MIRAI-X | WYNN AL MARJAM ISLAND

Your Gateway to the UAE's Most Anticipated Development

A ONCE-IN-A-GENERATION OPPORTUNITY

We're opening exclusive early access to the first and only Wynn Casino Resort in the UAE—set to become the crown jewel of Al Marjan Island. This is your chance to be part of a landmark $4 billion project backed by one of the world's most trusted luxury brands.

WE'VE MADE IT SIMPLE, SECURE & STRAIGHTFORWARD

- ☑ Start with just $10K – Affordable entry, institutional-grade asset
- ☑ Full transparency – Track milestones in real-time via blockchain
- ☑ Secure escrow protection – Your capital is safe until project milestones are met
- ☑ Hassle-free process – Digital onboarding, seamless USDC investment

EXPRESS INTEREST TODAY – SECURE YOUR SLOT

We're reserving a limited number of priority allocations for early supporters. By expressing interest (EOI), you secure:

Priority access to unit selection

Pre-launch pricing reserved for EOI participants

EOI flexibility – Should this project not proceed your EOI automatically transfers to another premium MIRAI X opportunity

Your EOI is your ticket into the MIRAI-X ecosystem—not a cost, but an opportunity.

WHY THIS PROJECT? WHY NOW?

- The only Wynn Casino Resort in the Middle East
- Prime waterfront location on Al Marjan Island
- Backed by a semi-governmental master developer
- Limited availability – allocations are exclusive and won't be reopened

JOIN THE FUTURE OF SMART INVESTING

1. Scan the QR code – Quick and easy
2. Submit your EOI – No commitment until you approve your allocation
3. Secure your place – Get ahead of the crowd

WE'RE HERE TO HELP

Have questions? Want to learn more?
Visit our booth or reach out directly—we'd love to connect.

MIRAI-X

Where Vision Meets Value
An Assets Advisors Capital Initiative

mirai-x3.com/token2049

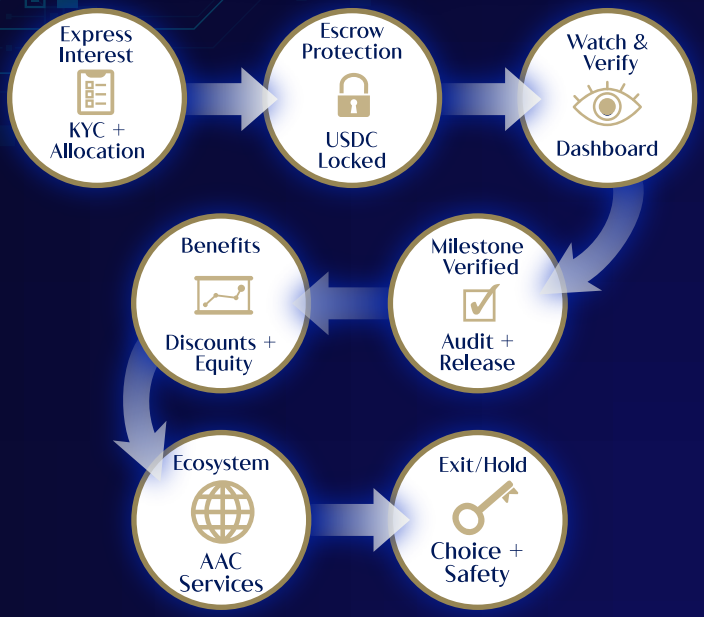
hello@mirai-x3.com

EOIs are fully transferable to other MIRAI-X projects. No refunds provided. Full details available at mirai-x3.com/terms

Your Gateway to the UAE's Most Anticipated Development



THE INVESTOR JOURNEY



Our Infrastructure & Partners

Official Secure Payment Method

Payments from Global & Japan: → USD Coin → JPYC

Secure Escrow Service: → Trustless Work → DRAPER UNIVERSITY Backed By → Stellar Blockchain

We are Licensed and Regulated by Authorities

VARA سلطة تنظيم الأصول الافتراضية VIRTUAL ASSETS REGULATORY AUTHORITY

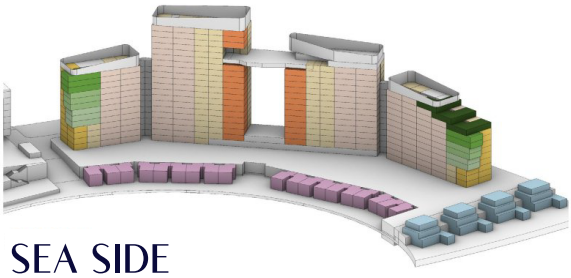
ADGM أبوظبي العالمي

RAK ICC

Partner with

ARDEE DEVELOPMENTS
Wynn Casino District
Government Developer

UNIT DISTRIBUTION AND MIX TABLE



SEA SIDE



STREET SIDE

311	171	18	19	4
1 BR Regular	2 BRs Regular	3 BRs Type A	TOWN HOUSE	VILLA
1 BR Corner	2 BRs + Study	3 BRs Type B		
1 BR Duplex		3 BRs Type C		
		3 BRs Type D		

AAC REAL ESTATE

The First Opportunity

Enter Wynn's first casino district — earn like an institution.

Wynn Casino & Resort — the UAE's first casino, transforming Al Marjan Island into the region's new entertainment and investment hub.

Through Assets Advisors Capital 株式, MIRAI-X offers AED 1.5B ($408M / ¥63B) exclusive inventory, with exposure to AED 12B ($3.26B / ¥500B).

Fairmont Hotel — Hospitality Yield

- Entry: $20K
- ROI: 10–12% annual income
- Completion: Q4 2029

* Institutions will take this yield if you don't.

Fairmont Residences - Residential Growth

- Entry: $10K
- ROI: 8–10% rental yield + 30–40% growth
- Completion: Q4 2028

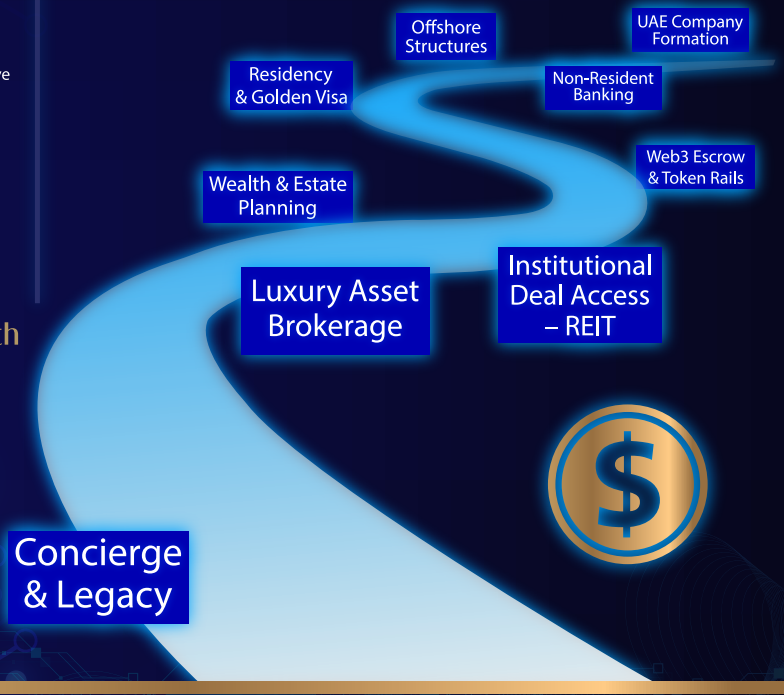
* 500 units today but entry will close as prices climb.

Legacy Palaces - Ultra Legacy

- Entry: $200K (Post-event $500K)
- ROI: 3–4x capital appreciation (5–7 yrs)
- Only 8 palaces
- Allocation by profile only — most will never qualify.

Unlock the AAC Ecosystem

Every co-partner entry unlocks a complete road-map of institutional value:



Register now — Wynn's district is limited. Income is not.



MIRAI-X | The Ideal Bridge Between Japanese Trust and Global Opportunity

ABOUT ASSETS ADVISORS CAPITAL 株式会社

AAC Japan represents the perfect fusion of Japanese precision and global vision. With headquarters in Tokyo and strategic operations in Dubai and Ras Al Khaimah, we bring unparalleled security, innovation, and opportunity to real estate investment.

INTRODUCING MIRAI-X: The Ideal Investment Platform

MIRA-X redefines real estate investment by combining institutional security with blockchain transparency, creating the ideal gateway to global properties.

THE IDEAL PROTECTION FOR MODERN INVESTORS

Perfect Legal Alignment

- You receive the exact same contract as the development partner
- No compromise on terms or conditions
- Full institutional-grade protection

Ideal Capital Security

- Funds secured in regulated digital escrow
- Capital released only upon verified milestone completion
- Absolute payment protection

Perfect Transparency

- Real-time investment tracking through live dashboards
- Complete visibility into fund allocation and progress
- Blockchain-verified transaction history

Ideal Collective Power

- Combined investor influence secures premium terms
- Bulk negotiation benefits returned as additional equity
- Shared success model

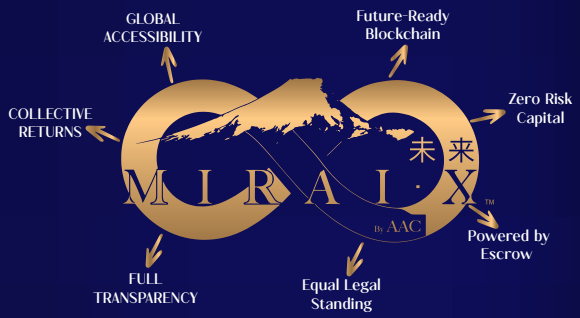
Perfect Compliance

- Operating under international regulatory standards
- All transactions through fully licensed entities
- Regular independent verification

THE IDEAL INVESTMENT JOURNEY

1. Scan QR Code to Begin
2. Complete seamless verification
3. Sign indentical contract terms
4. Funds secured in protected escrow
5. Monitor real-time progress
6. Receive automated return

WHY MIRAI-X IS THE IDEAL CHOICE



MIRAI-X

Where Japanese Precision Meets Global Vision

Assets Advisors Capital 株式会社

All technology, processes, and intellectual property fully protected worldwide.

mirai-x3.com

hello@mirai-x3.com

© 2025 Assets Advisors Capital KK. All rights reserved. Patents pending across major jurisdictions.

Presenting at TOKEN2049 Singapore 2025

ASSETS ADVISORS CAPITAL 株式会社

MIRAI-X By AAC

AAC REAL ESTATE

LUX CRYPTO

AAC STUDIO VENTURE GAMING DIVISION

TRUST EXECUTIVE DESK

EXCHANGE DESK

Ready to Access the Gateway?

Join the future of institutional-grade real estate at Token2049.
Secure your exclusive Expression of Interest and unlock access to MIRAI-X.

From Japan to Ras Al Khaimah—

MIRAI-X is where precisiopn meets opportunity.

DUBAI OFFICE
1609, The Metropolis Tower,
Business Bay, Dubai, UAE
+971 4 234 2822

JAPAN OFFICE
1-2-6 Muromachi, Nihonbashi
Chuo-ku, Tokyo 103-0022
Nihonbashi Daiei Building,
7th Floor
+81 3 6281 6134

〒103-0022
東京都中央区日本橋室町
１丁目２−６
日本橋大栄ビル 7階
+81 3 6281 6134

MIRAI-X By AAC
mirai-x3.com
hello@mirai-x3.com

© 2025 Assets Advisors Capital KK. All rights reserved. Patents pending across major jurisdictions.