

EXECUTIVE LEVEL INVESTOR PRESENTATION



INVICTUS **XP**

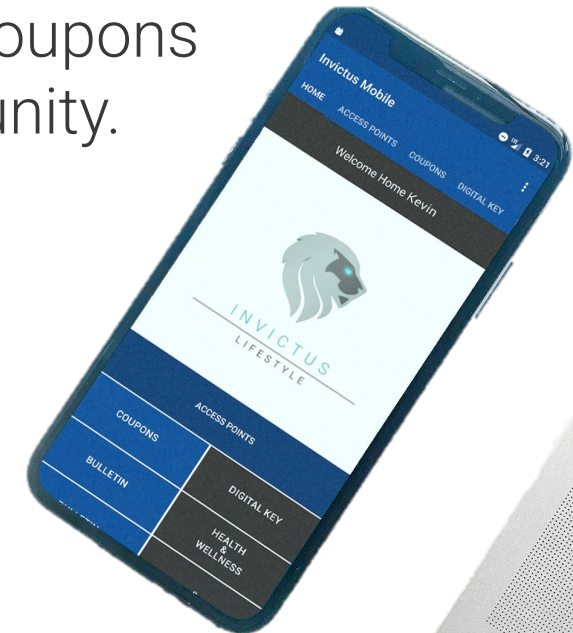
Video Intercom • Engagement • Integration





InvictusXP

- InvictusXP's solutions is a seamless access experience that allows a resident to elevate their everyday experience.
- Once you are an InvictusXP resident you have access to exclusive coupons throughout greater community.



- 38 installations sold since Q1 of 2023
- V.1 of tech completed in field operation
- Generating Revenue
- National Customers: Greystar, Griffis Residential, Legacy Partners, FPI

WHO ARE OUR CUSTOMERS

InvictusXP is currently under consideration from 12 Large Corporate Portfolios controlling 1,506,959 units

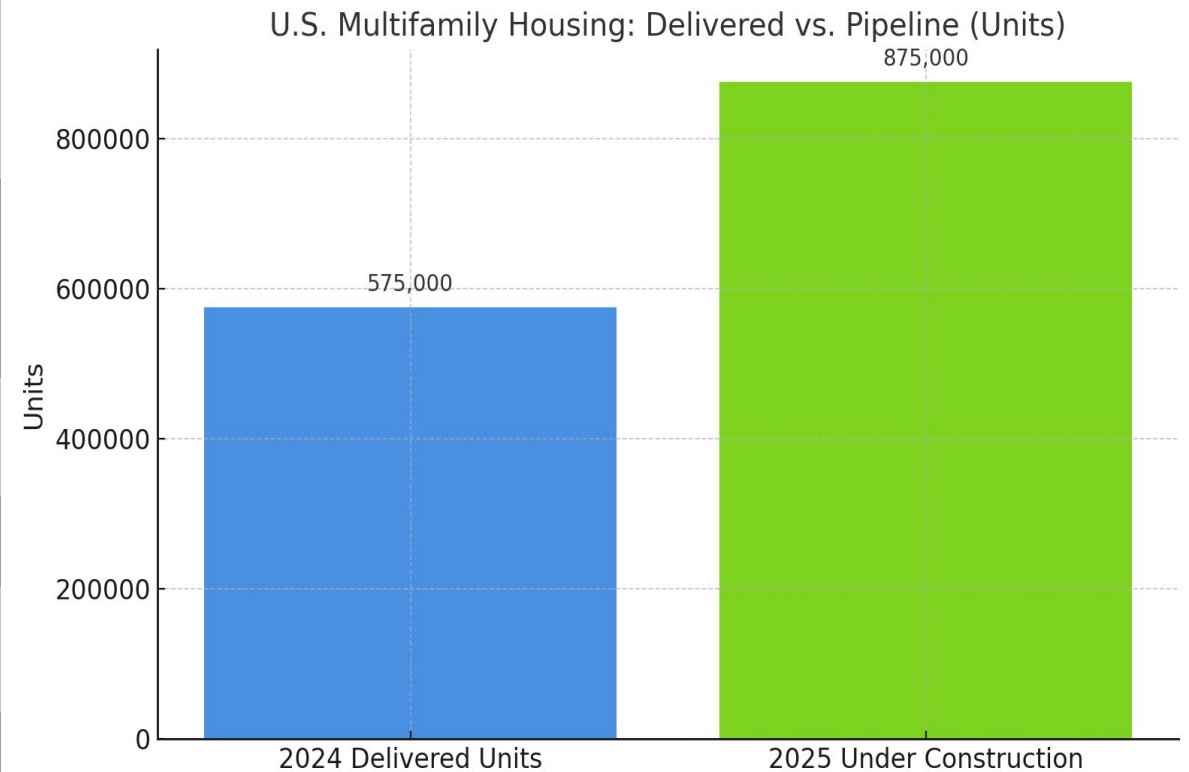
- NMHC Top 50 Managers represents over 2.4 million units
- NMHC Top 50 Apartment Owners represents over 1.67 million units
- 943k apartment complexes currently under construction



IMMEDIATE OPPORTUNITY

ROI & Upgrades Driving Adoption

- **875,000 units** ÷ 75 units/building ≈ **11,667 apartment buildings** under construction.
- **75% of new multifamily buildings through 2025** include IoT and smart tech from day 1
- **A HousingWire/Xfinity survey** of 200 property managers found that 70–77% are either *implementing or planning* smart locks, thermostats, lighting, washers/dryers, leak detectors, etc. — all intended to retain and attract residents
- **~54% of renters** expect smart locks, thermostats, security cameras.
- **~48%** expect smart intercoms/video doorbells.
- Data suggests around **80,000–120,000 buildings/year** are retrofitting smart tech—covering ~8–9 million units annually.
- Pace reflects a major “**amenities arms race**” focused on smart locks, thermostats, sensors, access control



LEGACY CONTROLS



PROPERTY MANAGEMENT

Managing inventory of physical access devices (keys, fobs) and weak security



RESIDENTS

Reliance on physical access devices and lack of visual recognition and confirmation



VISITORS

Inconvenient and lacking in security



Legacy residential building entry is an outdated and inconvenient experience

INVICTUSXP KIOSK

THE REDEFINED ACCESS CONTROL EXPERIENCE



Keyless entry

Residents and visitors come & go without hardware controls.



Time-stamped photos

Entry kiosks capture all visitors attempted entries and stores the images and video.



Visitor Access Controls

Grant access to visitors and deliveries anytime, from anywhere—with just a tap. Our app and digital keys make building entry effortless, secure, and convenient.

InvictusXP redefines the multi-unit entry experience



INVICTUSXP PROVIDES A VISITOR MANAGEMENT, ENGAGEMENT, AND INTEGRATION PLATFORM

Digital/ Keyless Entry

Keyless entry and exit through user app or digital kiosk is more convenient for residents

Community Safety

Improving safety by providing visual confirmation and stored photos of all visitors

Digital Concierge

One-of-a-kind guided experience for building guests with wayfinding maps and virtual host

INVICTUSXP LIFESTYLE SMART INTERCOM SYSTEM

Desktop

Mobile

Kiosk



"Smart communities ownership groups can charge 10-20% more per household."

Community Engagement

Dynamic engagement platform to streamline communication with residents

Digital Coupons

Coupons for local business. Fostering resident familiarity with their new neighborhood and loyalty

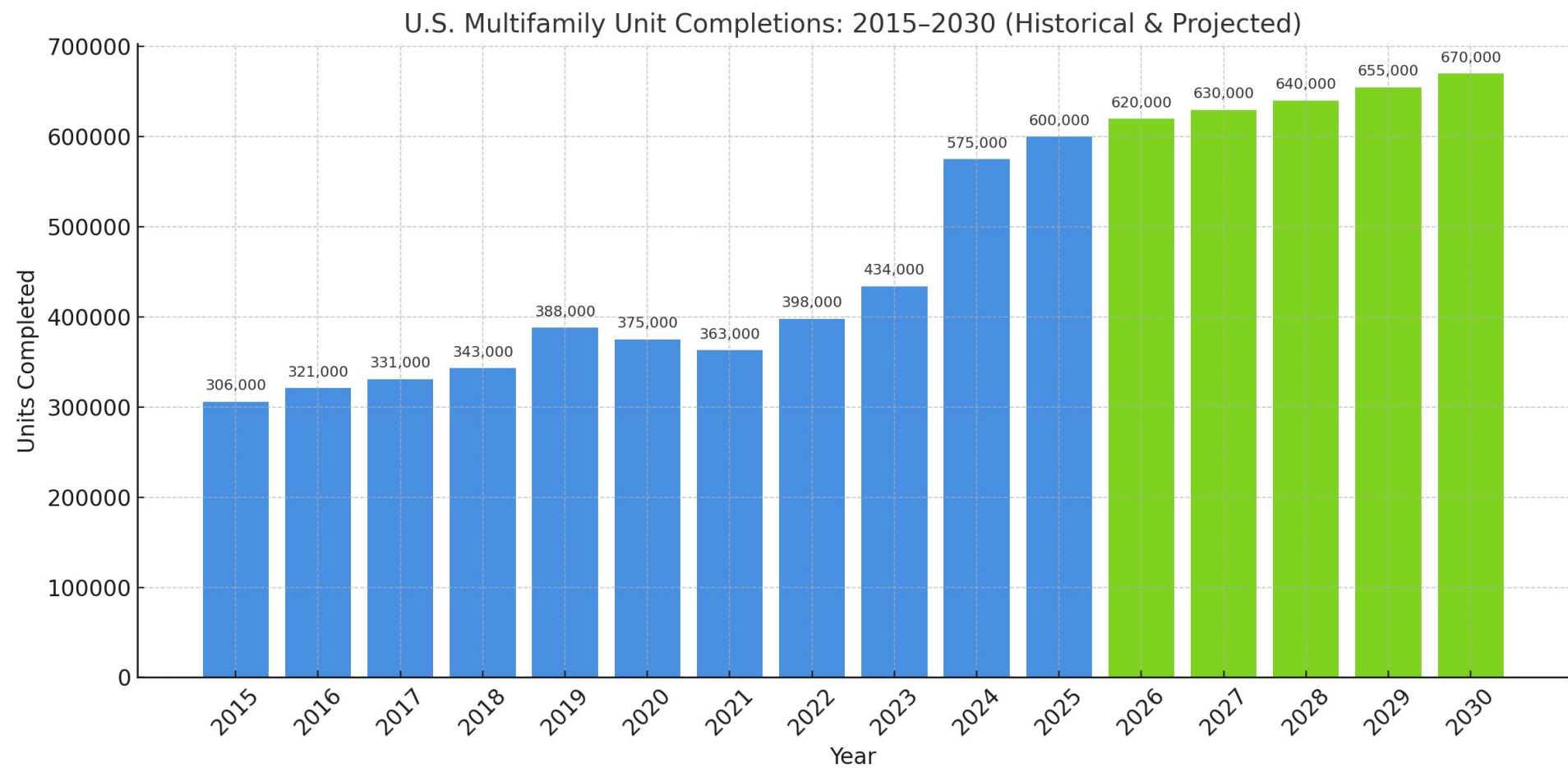
Integration Partnership Versatility

Our open API allows for integration with any cloud-based solution in the world

InvictusXP provides an end-to-end solution for multi-unit renters and property managers for building entry

INCREASED INTEREST IN MULTI-FAMILY LIVING

Due to Population Growth, Record high Home prices, Relocation trends (remote work), and apartment affordability, the Multifamily market has exploded over the last several years. People are starting families later in life and desire the social aspect of the resident lifestyle.



Residents are now able to use smarter home products, property owners are expecting a digital revolution in real-estate, and demand for multifamily & student housing is growing



Rent Growth & Vacancy Outlook Multifamily Lending Volume 2025 Outlook and Beyond

- Rent growth: **1.0% in 2024** → **anticipated 2.0–2.5% in 2025**
- Vacancy rate: **6.0% in 2024** → **peak around 6.25% in Q1 2025** → **decrease to approximately 6.0% by year-end**
- Fannie Mae financed **420,000** units in 2024
- **\$55.1 billion** in new multifamily business (compared to \$52.9 billion in 2023)
- **Increased Transaction Volume:** Although still below previous peaks, transaction volume is projected to rise in 2025 relative to 2024, fueled by a backlog of transactions and refinancing needs.
- Supply Abatement: **The oversupply issue is expected to diminish considerably by 2026**, returning to levels seen before the pandemic.
- Potential for Improved Performance: As supply levels stabilize, rent growth is projected to recover and could **reach historical levels starting in 2026**.
- Long-term Strength: **The multifamily sector is likely to remain a preferred asset class** due to ongoing strong demand, a robust labor market, favorable demographic trends, and the high cost associated with homeownership.
- Focus on Efficiency: **Operational efficiency will continue to be a key focus**, with more widespread use of technology such as AI to enhance operations.

THE MARKET IS READY FOR DIGITAL-FRIENDLY ACCESS DELIVERIES

Digital Services are the New Normal













1. The adoption of delivery apps around the world has attributed to the immediate need of resident controlled access to communities and Student-Living. Being able to grant and revoke credentials from the push of a button has never been more necessary.
2. According to Deloitte (2025), **70% of retail executives** plan to expand in-house delivery in 2025, with micro-fulfillment investment rising significantly.
3. As of 2024, e-commerce represents **~20% of all U.S. retail**—projected to reach ~25% by 2027 .
4. The **global market** for e-commerce is expected to hit **\$6.86 T in 2025**, growing **2× faster** than physical retail
5. **70%** of shoppers site **convenience** as their top reason for shopping online, vs only **36%** site lower prices
6. **53%** of consumers say **free delivery availability** is a key deciding factor .
7. **66%** of consumers bought items online in 2023 that they used to only buy in stores



Residents are now able to use smarter home products, property owners are expecting a digital revolution in real-estate, and demand for multifamily & student housing is growing

EXPLOSIVE AI MARKETING REVENUE

Why it grows so quickly

For the Residents			For the Local Community		
					
Save Money	Ease Of Use	AI System Highlights Coupons Aligned With Buying Habits	Low \$ exposure locally \$40-\$60/month	Drives Loyalty	Reward based drivers for end-users
					
Redeemable Loyalty Points	Immediate Intros To Local Businesses	Prioritizes Renter's Needs Not Homeowners	Increased Awareness	Easy to Manage & Track	AI can optimize customer conversions

SOM – Our OBTAINABLE market in the near-term is significant – we have already discussed, having ongoing discussions, and know the remaining hurdles for penetration for these opportunities

PORTFOLIOS – IF LANDED, REPRESENT SIGNIFICANT RETURNS

Total Portfolios	12
Total Units per Portfolio	1.5 million units
Total Kiosks	6,000
Recurring Annual Revenue/Year Projected	\$125M (\$35/\$90)
One-Time Revenue	\$25M

Coupon Revenue (Annual/Recurring)	\$90M
Revenue per Per Business/Month	\$50
Businesses per Community (projected)	25
Projected Gross Margin	~70%

Subscription Revenue (Annual/Recurring)	\$35M
Revenue per Unit Per Year	\$24
Projected cost per Unit per Year	\$7
Projected Gross Margin	~70%

Kiosk Revenue	\$25M
Revenue per Kiosk	\$4k
Cost per Kiosk	\$2k
Projected Gross Margin	~50%

WHAT DO WE SELL?

Kiosk (one time sale)

- Hardware manufacturing cost \$2300. Sale price \$4800
- 3 year \$0-\$1000 down lease option also available
- Local manufacturing and maintenance. Virtual Visions Hayward CA.
- Currently have 62 kiosks sold nationwide

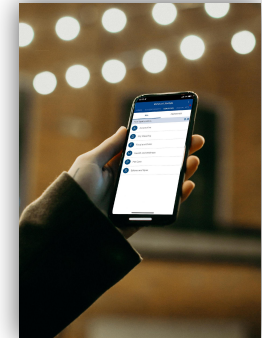


Software

- Sold in tiers based on community size. \$18-\$32 per unit per year
- Currently have 4623 live units nationwide
- Additional 3093 units in the works at %75+ probability

Digital Coupons

- Sell direct-to-resident advertising through the app.
- \$40-\$100 monthly per business depending on package
- Location depending, 30-60 local businesses integrated
- Coupon functionality is easy for businesses to make, easy for residents to use. Includes conversion tracking.



HOW WE SELL

DIRECT SALES PROCESS

Leads

Call/On-site Visit

Conversion

Onboarding

CHANNEL PARTNER SALES PROCESS

Advertise solution to installer network

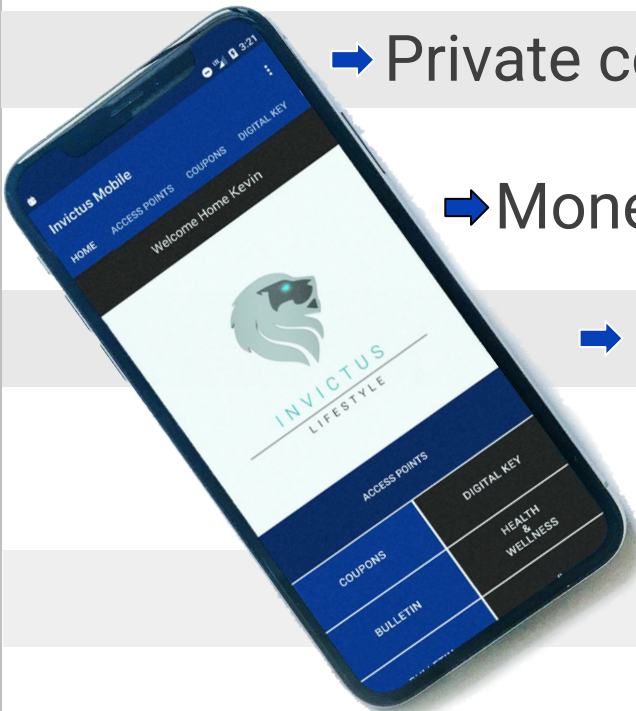
Installers now earn Hardware and RMR on quality Product

Enter job into CRM, to track, Invoice, PO

Receive System to install, onboard, and activate service.

RAISING \$2MILL ON CONVERTIBLE NOTE - USE OF FUNDS

- Integrate ALL major Property Management Software to further unify the technology for onsite staff
- Hire CTO for hardware and software enhancements
- Private community streaming channel for a futuristic engagement
- Monetize the in App media center with national advertisers
- Launch our Local Biz Coupon Network
- Hire customer service support and AI assist
- Innovate new form factors for our customers



WE ARE LOOKING FOR PARTNERS

I N V I C T U S



We have validated all the key elements to make InvictusXP a successful new business venture



We have demonstrated customer traction



We have a clear competitive advantage



The market is very large



Dynamic team



The economics are compelling

We are seeking financial partners to commit \$2mm to enable us to execute on the plan

THANK YOU!



INVICTUSXP