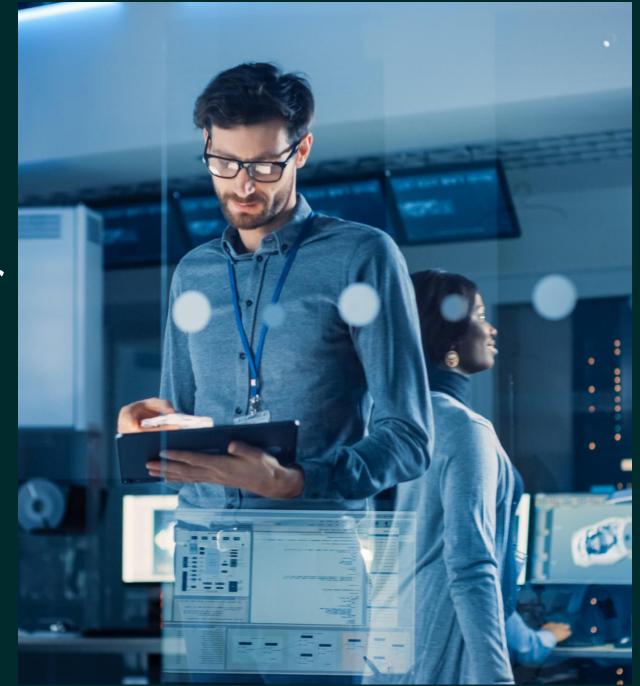
Adaptive Spaces

Rewards & risks of the metaverse: Considerations for real estate investors & occupiers

REPORT

CBRE RESEARCH JULY 2022



		Investor	Occupier
Rewards	General business:	 To create new places and focuses, strengthening the connections between clients and virtual spaces To showcase products and services in a new environment, and to new potential occupiers To build brand and reputation for innovation purposes To develop and de-risk new concepts for eventual translation into a physical real estate proposition 	 A new platform to selling products and services Access new customers and by default create a new form of footfall An opportunity to convert a virtual client to a client in the physical world To build brand and reputation, while pushing brand innovation and advertising in new directions
	Commercial:	 To discover, test offering and develop a new income stream, such as marketing or selling of virtually exclusive products and services Develop new opportunities to provide, financial services and products. i.e. mortgages, insurance, valuation services, etc. to support a client's virtual real estate portfolio Increase total wealth over time by acquiring, maintaining and trading virtual real estate investments that have potential to grow in value Cash in quickly, cash out quickly on high liquid asset classes Excellent virtual client care service encourages repeat business 	 Products can be exclusive to the metaverse customers and not sold in the physical real estate Drives innovation and impact through immersive experiences that can be commercialised Excellent virtual client care service encourages repeat business Provision of products and services that are centred on people, their needs, aspirations, desires, and visions, encourages participation and purpose
	To connect and build community:	 New forms of connecting and building relations with global clients A new method for building community and monetising the enthusiasm of true fans Success will be driven by occupier engagement if a need for investor services can be established 	 Immerse unengaged online customers in an alternative experience Serves as a thriving education, learning and socialising environment Enables global participation and collaboration by creating an accessible metaverse Addresses inclusion and diversity credentials by creating a new sense of belonging

Risks		Investor	Occupier
		 Scammers are prevalent and therefore imperative to be safe, and comfortable using crypto platforms and wallets 	 Scammers are prevalent and therefore imperative to be safe, and comfortable using crypto platforms and wallets
	Commercial:	 Lack of financial and human investment to developing and maintaining your presence, will limit success 	 Lack of financial and human investment to developing and maintaining your presence, will limit success
		 Virtual land may not be a popular destination in the future 	 Limited marketing budget and strategy will be detrimental to success
		 Financial return on investment is currently unknown 	 Not being in the right cluster, on the right metaverse platform, may be commercially damaging. Locational analysis and understanding competition are important
		 Investment may be risky. Price of property will depend on supply and demand. Therefore, a need to understand investment performance against underlying cryptocurrency (e.g. Ethereum) rather than against fiat currencies (Dollars or Pounds etc.) 	
	i Kunti	 Metaverse-specific regulation and protection are still largely absent for all stakeholders 	 Metaverse-specific regulation and protection are still largely absent for all stakeholders
	Non-commercial:	 Lack of knowledge, training and governance will limit your engagement and success 	 Lack of knowledge, training and governance will limit your engagement and success
		 Unknown employee engagement could be reputationally damaging 	 Unknown employee engagement could be reputationally damaging
		 Impact of ESG is currently unknown in the metaverse. Depending on the supported network, there may be notable climate impacts from mining 	 Impact of ESG is currently unknown in the metaverse. Depending on the supported network, there may be notable climate impacts from mining

This is some insight into what potential rewards and risks are presented to investors and occupiers, when seeking to invest in the metaverse. Consumers should be aware of the risks and fully consider whether investing in metaverse based investments is appropriate for them. They should check and carefully perform due diligence on the assets and businesses involved.

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