

Tokenization Revolution: In-Class Exercises

Standalone Lecture — 3 Short Exercises

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Digital Finance — BSc Course

How to use these exercises

- Three short in-class exercises, ~8–10 minutes each.
- Attempt on paper first, then discuss with a partner.
- Solutions are hidden by default; instructor build reveals them via `\solutionstrue`.

Companion to `lecture_tokenization_revolution`.

Exercise 1: Three Tokenized Asset Classes

Task. Name three asset classes that have been tokenized at scale by 2026. For each, state:

- a) A concrete product or issuer example.
- b) One benefit tokenization delivers relative to the legacy format.

Difficulty: Introductory — tests recall.

Exercise 2: Fractionalisation Math

Scenario. A \$5,000,000 commercial building is tokenized into 50,000 tokens held by a special-purpose vehicle that passes through rental yield.

Task. Compute:

- a) Minimum investment for one token.
- b) Minimum equity stake expressed as a percentage.
- c) Implied token price if the building's appraised value rises to \$5.5M.
- d) Annual cash yield per token if net operating income is \$250,000/yr.

Difficulty: Introductory — single-step arithmetic.

Exercise 3: A Regulatory Challenge

Task. Name one regulatory challenge for tokenized securities in the EU in 2026, and briefly explain (1–2 sentences) why it is not solved by MiCA. *Difficulty: Intermediate — conceptual.*