
STRUCTURING A SELF-FINANCING PROPERTY INVESTMENT PORTFOLIO

WITHOUT DEBT - WITH INSTITUTIONAL GUARANTEE

JUNE 2021

A PRELIMINARY SPECIALIST REPORT



TOWARDS A SELF-FINANCING PROPERTY INVESTMENT PORTFOLIO

The following is a brief report about initial assessment and suggestion on how you might securely activate a self-financing mechanism under your own control, that comes with a third-party institutional guarantee for the agreed, targeted capital and that you can strategically configure to finance your expansion ambitions, or simply use to gradually decrease your existing portfolio's debt.

The general structure-finance is towards securing the required funding by entering into an investment-based funding agreement with one of several credible Bank Trade Groups or Platform Organisations at our disposal, with an exclusive focus on those that back up their funding commitment to you with a third-party institutional guarantee in the form of a surety bond.

- The agreement will have a term tailored to the specific situation, inter alia taking into account the available seed investment capital and average historical returns. This term can be shortened by implementing so-called 'enhancement structures';
- The seed investment capital remains under your organization's signatory control at all times. If possible, at your current bank or at a to be jointly agreed different major bank;
- At no time is the seed investment capital at risk;
- Trading results are by nature best effort, though historically predictable within a certain bandwidth, which allows for careful planning and configuration of monthly returns into a structured build. For added certainty, a topline global insurance group will issue a guarantee in the form of a surety bond in your name covering any shortfalls in funding at the end of the term of the funding agreement;
- Our Asset Manager will engage with you directly to start the process of structuring a funding plan optimized for your needs upon your formal request to this effect.



OUR ASSET MANAGER WORK PROFILE:

- Investment Banker in HSBC Plc, London, Vice President, and Credit Suisse Bank, London, Geneva, Zurich, Senior Vice President with specialization in Investment Banking: Structured Finance products, Innovative Funding Solutions, and Investment processes
- Senior Project Leader in various projects undertaken by 'Fabienne Scagliola or Beatrice' Candolfi' (FAME-ICMB) - International Center for Financial Asset Management & Engineering, Geneva, Switzerland;
- Special Advisory Assignments:
 - Acted as Special Advisor, Senior Consultant and Special Partner to various international banking and financial institutions (Nordic Investment Bank, European Bank of Reconstruction & Development – EBRD, Swed Fund International, etc.), and various other Large Private Capital Groups on various special assignments |UHNW Strategic Investors: Headed projects to create several Structured Private Investment Funds, Special Opportunities Funds and 'Fund of Funds' - typically owned by HNW, UHNW clients from UAE, Qatar, Bahrain, Saudi Arabia, European Groups, Far Eastern Groups and even globally:
 - (i) The Royal Group, Abu Dhabi, UAE (www.royalgroupuae.com),
 - (ii) S.B.K Holding, UAE (www.sbkholding.com),
 - (iii) Abdel Hadi Abdullah Al-Qahtani & Sons Group of Companies (www.ahqsons.com);
 - Has acted as the Advisor to the Al-Qahtani Group, World Economic Forum held at Davos, Switzerland, 2015 ;
 - Financed/assisted in more than US\$ 24 Billion projects on a global basis;
 - UHNW and HNW Capital Investments under management contract, including agreements under process: more than US\$ 16 Billion and Euro 21 Billion;
 - Special advisor to several European Private Investment Groups and two Tier 1 Capital and Business Groups having Euro 987 Billion under their management.



THE BASIC FUNDING STRUCTURE:

- EUR 10 million is blocked in your organization's own bank account and serves as a trigger for an increase in the Trading group's credit facility, but is itself never at risk because transactional risks are not levied on it. Our Asset Manager will explain in-depth.
- The Trade Group will issue a tailored funding agreement secured by means of an institutional guarantee via a surety bond issued by a top global insurance group.
- A standard agreement term is 10-12 months, though the Trade Group will commit to a term tailored to meet the required funding target. At the end of the term, any shortfalls are covered by the institutional surety bond.
- Though returns fluctuate within a bandwidth, the average projected NET return distributed to you on a monthly basis will approximate 70% or EUR 7 million.
- The guarantee covering shortfalls applies to the end of the agreement, not on a monthly basis. Careful planning would therefore configure for example initially only some 80% of the projected average returns into the 'monthly budget'.

Optionally, if you should indicate you wish to expedite your plans, our Asset Manager can show you how to do this either by increasing the monthly distributions or by arranging for larger lump sums.

+ OPTIONAL ENHANCEMENT STRUCTURE 1:

- By setting aside a small portion of the monthly distributions during 3-5 months, the overall monthly influx of capital can be increased, by:
 - adding one or more identical SUPPLEMENTAL FUNDING STRUCTURES (new contracts) or
 - increasing the original seed investment capital, i.e. LAYERING THE EXISTING STRUCTURE

+ OPTIONAL ENHANCEMENT STRUCTURE 2:

- Once the initial funding structure is activated and with your permission, our Asset Manager can promote your project to one of several possible Proprietary Funds (which are only a phone call away for him). They might offer:
 - Equity financing with a medium-term horizon and/or
 - Debt financing subject to the creation of a sinking fund and Lender protection through 'indemnity guarantees' covering up to 80% of any defaulted payments by the borrower.
- Whichever mix would be agreed with you, the extra capital would be significant and come available in one or two lump-sum payments:
 - A portion can be used to expedite certain development stages of the project
 - Another portion can be used to activate an identical Supplemental Funding Structure to that might double, triple, or even quadruple the size of the original funding structure and the corresponding monthly distributions of capital from which any debt components can be quickly paid off.