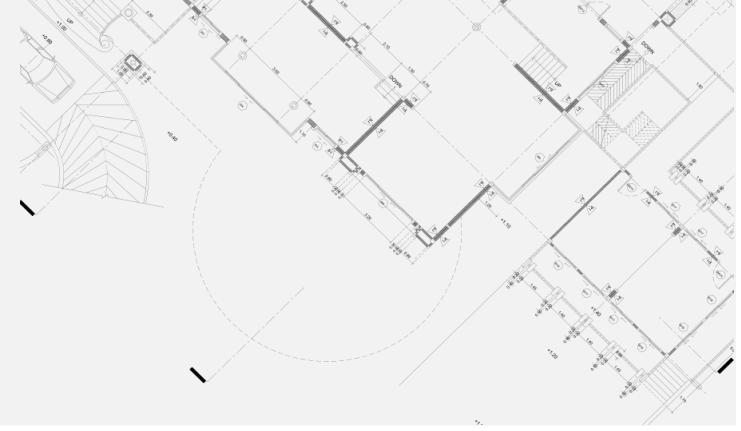


UAE REAL ESTATE INVESTMENT

15% Fixed Annual Income

BOND FACT SHEET



About The Strategy

We **buy, renovate and sell** properties in the UAE. We target older properties that require renovation work and located in mature communities with an infrastructure that is already fully developed including school, restaurants, cafes, parks, gym etc..

Most of the time we do a full renovation with minor changes to the layout. Our interior designer help us with technical drawings, architectural floor plans, the choice of layout, colour scheme, furniture, art, plants and staging before selling the property.

To ensure investors annual income payments we will deploy the capital into several properties in different areas and property types for diversification. Apartment/townhouses tend to go much faster, creating a healthy cash flow. Villas takes a bit more time but tend to have a greater margin as the renovation can be more extensive and impactful.

Each "flip" will fill the SPV bank account and part of that will be earmarked for the pending income payment.

We do not outsource renovations, meaning we retain all renovation margins, reduce costs, and ensure **quality, speed, and profitability**—unlike competitors who lose significant margins to contractors.

Why Dubai?

- ✓ **Booming Economy**
Projected 4,1% GDP growth in 2025.
- ✓ **Safe & Stable City**
Ranked among the safest cities globally, ensuring investment security.
- ✓ **Growing Population**
Aims to increase the population from 4 million to 7.8 million by 2040. www.dubai2040.ae

Investment Overview



BOND FEATURES

Type:	Credit Linked Note
Strategy:	UAE Property renovations
Income:	15% p.a
Term:	3 Years
Income Paid:	Annually
Min. Invest:	50,000 USD
Currency:	USD
Issue Price:	100
ISIN:	Open for investment
NAV frequency:	Monthly
Bloomberg Ticker:	To be announced



TOTAL ISSUE

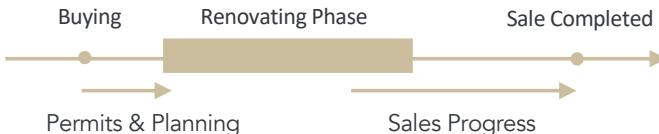
10,000,000 USD



COLLATERAL

100% of the SPV assets, including the property

The Renovation Process



The whole process of buying, renovating and selling the property will take approx. 3-6 months depending on the property size and type. We can do several projects at the same time and we aim to do a minimum of 2-3 property transactions per year.

The typical net profit per "flip" for a normal apartment or townhouse is around 15% - 18%. On larger villas the return is around 20-30% net profit.

Strong ROI

High rental yields and capital appreciation potential.

Renovation Costs

Very cost effective to renovate properties.

Regulated Property & Renovation Market

Liquid, transparent and highly regulated to ensure investor protection.

About The Company

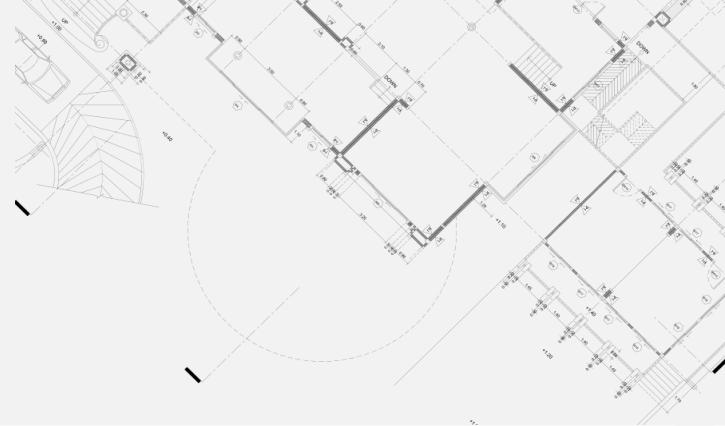
We are a fully licensed Dubai based company, managed by two Swedish project managers. We have everything in house including all professional labour, project managers and interior designers. We buy material directly from the source or nearby emirates, saving up to 90% compared to buying material in Dubai.

We are onsite everyday to monitor and ensure the quality standards, budget and timelines are respected.

We have extensive experience in buying, renovating and selling real estate and have a large network of professional designers, architects, specialist labour, real estate brokers, conveyers, lawyers and suppliers.

UAE REAL ESTATE INVESTMENT 15% Fixed Annual Income

BOND FACT SHEET



Bond Structure

1. Investment Vehicle

Our investment is structured as a Credit Linked Note (CLN) with a specific ISIN with ownership reflected in the investor's bank account, just like any other liquid asset. The NAV will be published monthly on Bloomberg.

2. Ownership Protection

The investment capital is held in a Special Purpose Vehicle (SPV) registered in the UAE, providing legal protection and regulatory compliance. The underlying property is owned 100% by the SPV, and used as collateral for the investors. Independent trustees and directors are again adding to investor protection.

3. Constructor Mandate

The UAE based SPV will have an agreement with us, the contractor. A dedicated team will handle all aspects of buying, renovating and selling the properties.

4. Exit Strategy

Our investment has a predefined lock in period of 3 years. From each underlying renovation project part of the profits will be set aside to ensure investors income payments. Well before the maturity of the product, the underlying properties will be sold to facilitate liquidity at the end of the investment period.

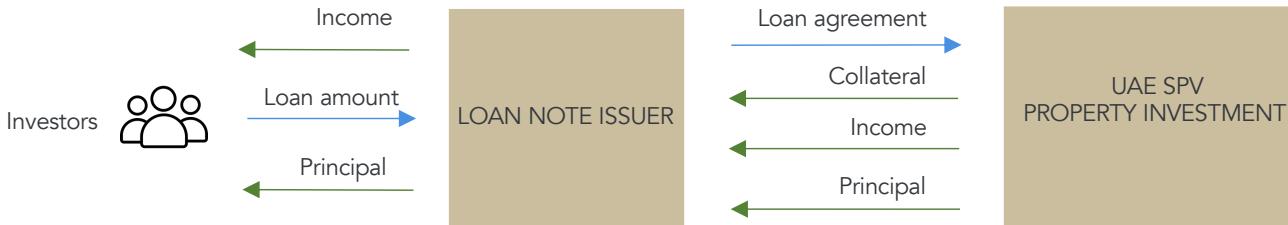
5. Fee Structure

We don't charge any management or performance fees from the investment vehicle. Our profits will be dependent on the success of the underlying renovation projects, therefore aligning our interests with investor for a time efficient exit and success of each project.

6. Income Distribution

Investors receive a fixed annual income payment directly to their bank account where the investment is held.

Capital Flow



The investment structure is well known and a safe way of investing into real estate. The underlying strategy is also very transparent as the SPV will be the owner on the title deed. Renovation progress will be published on our website for transparency.

Risk Identification & Mitigation

- ✓ **Geopolitical Risk** - Regional uncertainties has had little effect. Independent sources see very little risk for any current conflicts to affect the housing prices or the investors appetite to further invest in the region.
- ✓ **Market Risk** - With Dubai's masterplan for 2040, we see no major decrease in the housing market in the near future. The goal of Vision Dubai 2040 is to position Dubai as 'the best city in the world to work and live. Dubai aim to see a 3.8 million increase in the population, taking the total number of residents in Dubai to 7.8 million. www.dubai2040.ae
- ✓ **Budget & Timeline Risk** - Most of the properties we are looking for requires a superficial and cosmetic renovation. An in-depth analysis of each property will be done by us. The on-site project manager will source material and labor and will supervise the project on a daily basis. We buy material in nearby emirates or directly from the source, saving up to 90% compared to Dubai.
- ✓ **Currency Risk** - Since the United Arab Emirates Dirham (AED) is pegged to the US dollar, it doesn't experience the same type of currency fluctuations as free-floating currencies. The investment will be issued in USD and each investor need to handle their currency exposure.
- ✓ **Supply & Demand Fluctuations** - With the extreme rental prices as an indicator, and concluded by independent analyzing firms, the demand for properties of all types is high in Dubai. Also considering the Vision 2040, the market for high quality properties will remain strong.