

Growth equity capital (Pan European program)

*Various deal structures and company compensations are available pending deal specifics.

TAGOR GROUP has a unique proposal for real estate companies/developers with a clear strategy, a good track record and pipeline investments, but not enough equity/capital to execute their vision to the fullest.

The aim is to create a JV between your company and an institutional investor (financial partner), that will provide the needed equity capital to support your expansion and new acquisitions.

The ideal JV program will include acquisition/development of multiple opportunities and not just a one-off investment. Thus, offering the possibility to create critical mass with multiple exit scenarios.

Key JV matrix (various deal structures are possible)

- Equity investments, not debt.
- Investors commit equity of €50-100 million (or more) to be deployed in smaller equity tranches over time for multiple projects/acquisitions.
- Company retains the operational & management role and receives management, development, acquisition fees.
- Company equity investment of as low as 10% of total equity requirements excluding bank finance. (More if so desired)
- Company receives a promote (additional profit share) of 20-30% (or more) above a pre-agreed overall investment IRR.
- Forward funding/forward purchase and other structures can be considered as well.

Important: our investors are open to other creative structures such as combining equity & debt Including JVs, partnerships and corporate investments.

TAGOR GROUP will accompany you during the entire process with the investor and help you reach the best possible outcome.

If this opportunity has raised your interest, we would be pleased to go into further details.

We are at your disposal for any further clarification and I look forward to your feedback.

Best regards,


Ofer Lieberman
TAGOR GROUP

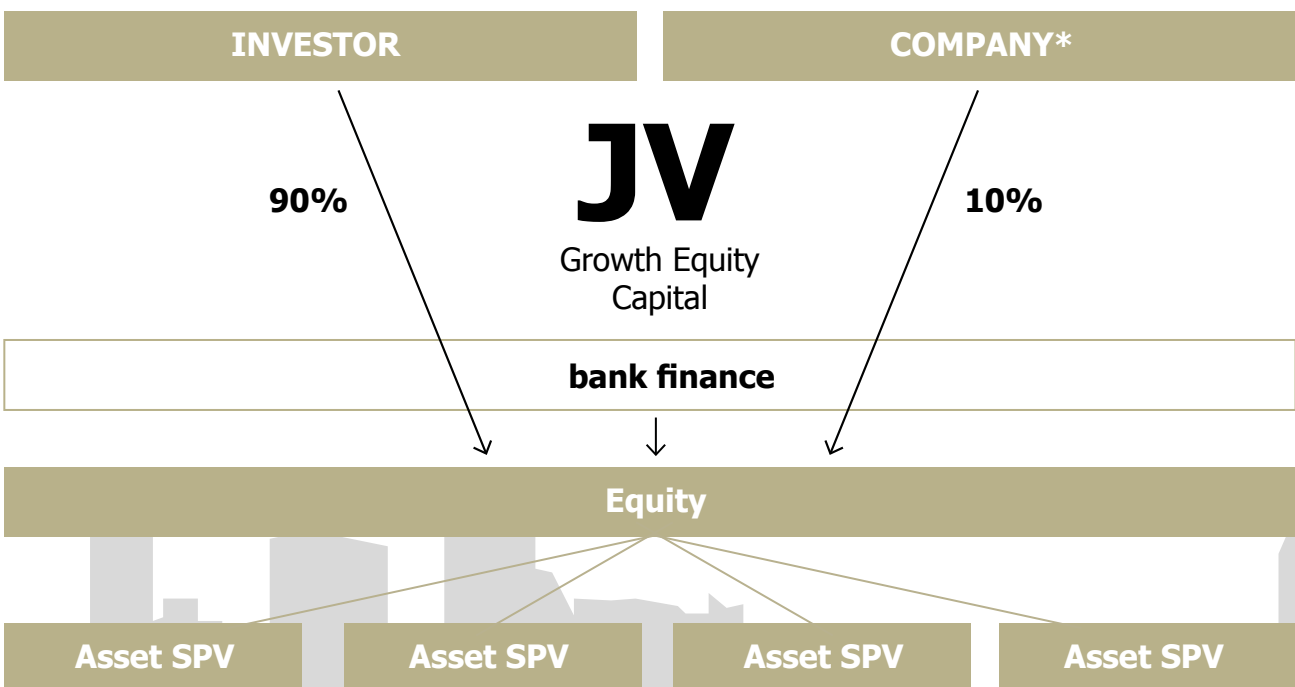
Providing Growth Equity Capital

- Background**
- Tagor is working closely with institutional investors keen to provide equity capital to real estate related companies with a clear strategy.
 - A 5-7 year investment program to support expansion / growth and new acquisitions of multiple investments / developments.

- Proposed Structure**
- Creation of a JV with the company in a GP/LP structure on the asset level, (and/or Op-co./Prop-co.) based on a pre-agreed business/expansion plan.

Company* Benefits	<ul style="list-style-type: none"> • Equity investment, not debt • No corporate dilution as JV is on the asset level • Significant program commitment of €50-100 million (and more) Equity could be deployed in smaller tranches over time • Investment of as low as 10% of required equity after senior loan • Respectable international Institutional investors
Company Reward	<ul style="list-style-type: none"> • Management fees (development, acquisitions, operation...) • Additional Promote above a pre-agreed hurdle (IRR)**

<p>KEY JV FIGUERS (Illustration)</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">€50-100+ million Equity commitment</td> <td style="width: 50%; padding: 5px;">90% - 10% Investor / Company equity split</td> </tr> <tr> <td style="padding: 5px;">2 – 3 years Investment program</td> <td style="border-top: 1px solid black; padding: 5px;">70% - 30% Investor / Company profit split **</td> </tr> <tr> <td style="padding: 5px;">5 – 7 years Fund holding period</td> <td></td> </tr> </table>	€50-100+ million Equity commitment	90% - 10% Investor / Company equity split	2 – 3 years Investment program	70% - 30% Investor / Company profit split **	5 – 7 years Fund holding period		<p>PAN-EUROPEAN</p> 
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- Development Health Care • Senior Housing**
Logistics • Affordable Housing/PRS • Student Housing
Self-Storage • Data centers • Hospitality • Life science