

Growth equity capital (A Pan European program)

*Please see teaser attached TBD

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 mateix

- A straight equity or preferred equity investments. (not debt)
- Total Investment commitment of €50-100 million (or more) to be deployed in tranches of €10 million+ over time for multiple projects/acquisitions.
- Company retains the operational/management role and receives management, development, acquisition fees Etc.
- 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 can be considered as well.

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

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 Lieberon
TAGOR GROUP

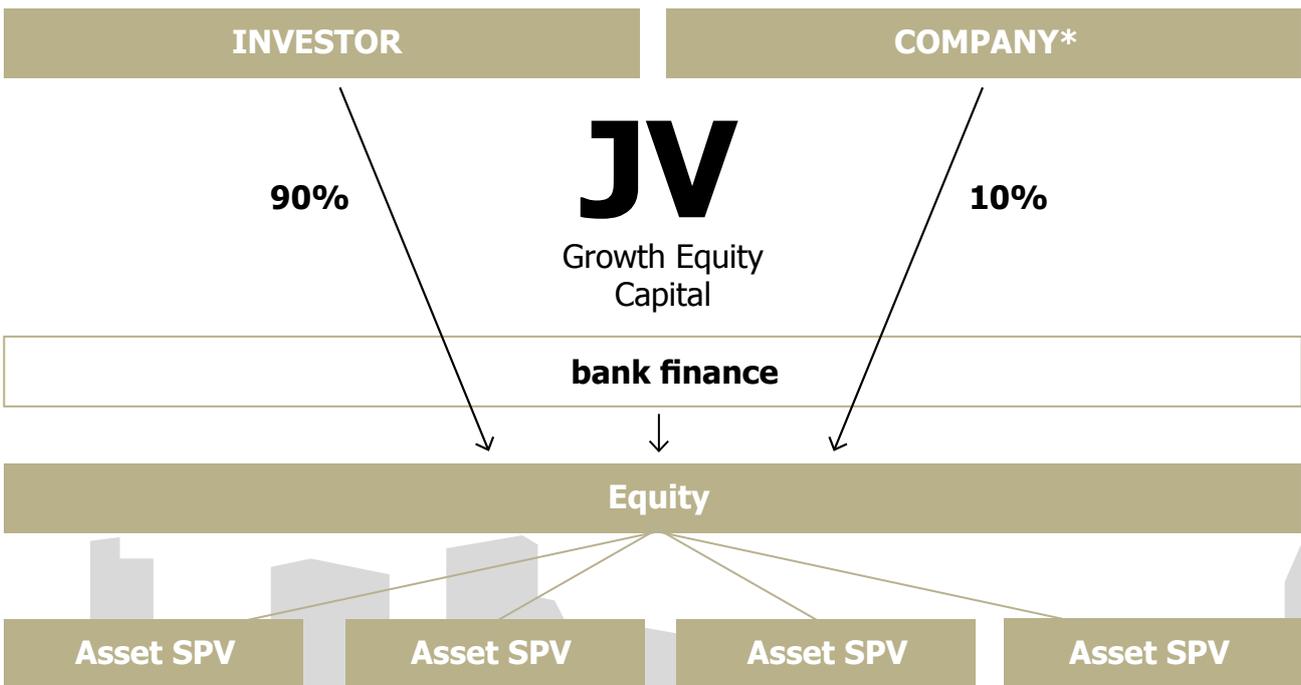
Providing Growth Equity Capital

- Background**
- Tagor have access to institutional investors keen to provide equity capital to real estate companies with a clear strategy.
 - A 3-7 year investment program to support expansion / growth and new acquisitions of multiple investments / developments.

- Structure**
- Creation of a JV with the company in a GP/LP structure on the asset level, 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) deployed in tranches of minimum €10 million over time. • Investment of as low as 10% of required equity • Respectable international Institutional investors
Company Reward	<ul style="list-style-type: none"> • Management fees (development, acquisitions fee...) Additional • Promote of 20%+ above a pre-agreed hurdle (IRR)**

KEY JV FIGURES	PAN-EUROPEAN
<p>€100 million Equity commitment</p> <p>2 – 3 years Investment program</p> <p>5 – 7 years Fund holding period</p>	<p>90% - 10% Investor / Company equity split</p> <hr/> <p>70% - 30% Investor / Company profit split **</p> 



- Development Health Care • Senior Housing**
Logistics • Affordable Housing/PRS • Student Housing
Self-Storage • Data centers • Hospitality • More