



Ritzy Lifestyle and Ownership

Asset Types in order of Priority:

The following specifications are based on deals completed between 2018 – 2019:

1) Logistics:

- ▶ Location by country: USA | Western Europe possibly parts of Eastern Europe. Ex: Germany, France, Spain, Czech Republic...
- ▶ Minimum Ticket Size | Lease Tenure: 70 million US\$ (€) | Long Lease

2) Office:

- ▶ Geography: Western and advanced Eastern (Prague) European gateway cities: London, Paris, Frankfurt, Madrid, Dublin,
- ▶ Location: The CBD or main office building hubs, major financial centers, etc.
- ▶ Minimum Deal Size: US\$ (€) 50 million | Maximum: > 300 million possible.

3) Infrastructure, Energy, Aircraft & Shipping:

- ▶ Deal Structure: Larger PPP projects with substantial, long-term government participation
- ▶ Asset Types: Renewable energy, electric power generation, roads, ports & railroad development, desalination plants...
- ▶ Geographies: USA | UK | EU: Germany, Italy, Spain, etc. | Gulf: UAE, Abu Dhabi
- ▶ Deal Size: US\$(€) 70 million to US\$(€) multi-billions

4) Hospitality:

- ▶ Geography: USA | UK | Western & Eastern EU
- ▶ Location: Proven, international Business (NYC, Paris, Seattle, London) and Leisure Las Vegas, Monaco...) destinations
- ▶ Deal Structure: Mainly Debt Funding
- ▶ Deal Size: Depends on Return Profile but can range from US\$(€) 50 to 350 million

5) Housing & Mixed-use:

- ▶ Sponsors' Profile: Projects should be sponsored by Developers with a proven track-record.
- ▶ Asset Types: Upmarket Mixed-use | Senior Living |
- ▶ Location: Heavily-trafficked, internationally popular destinations
- ▶ Deal Structure: Mainly Debt Funding & Loan Securitization
- ▶ Minimum Deal Size: US\$(€) 80+ million