

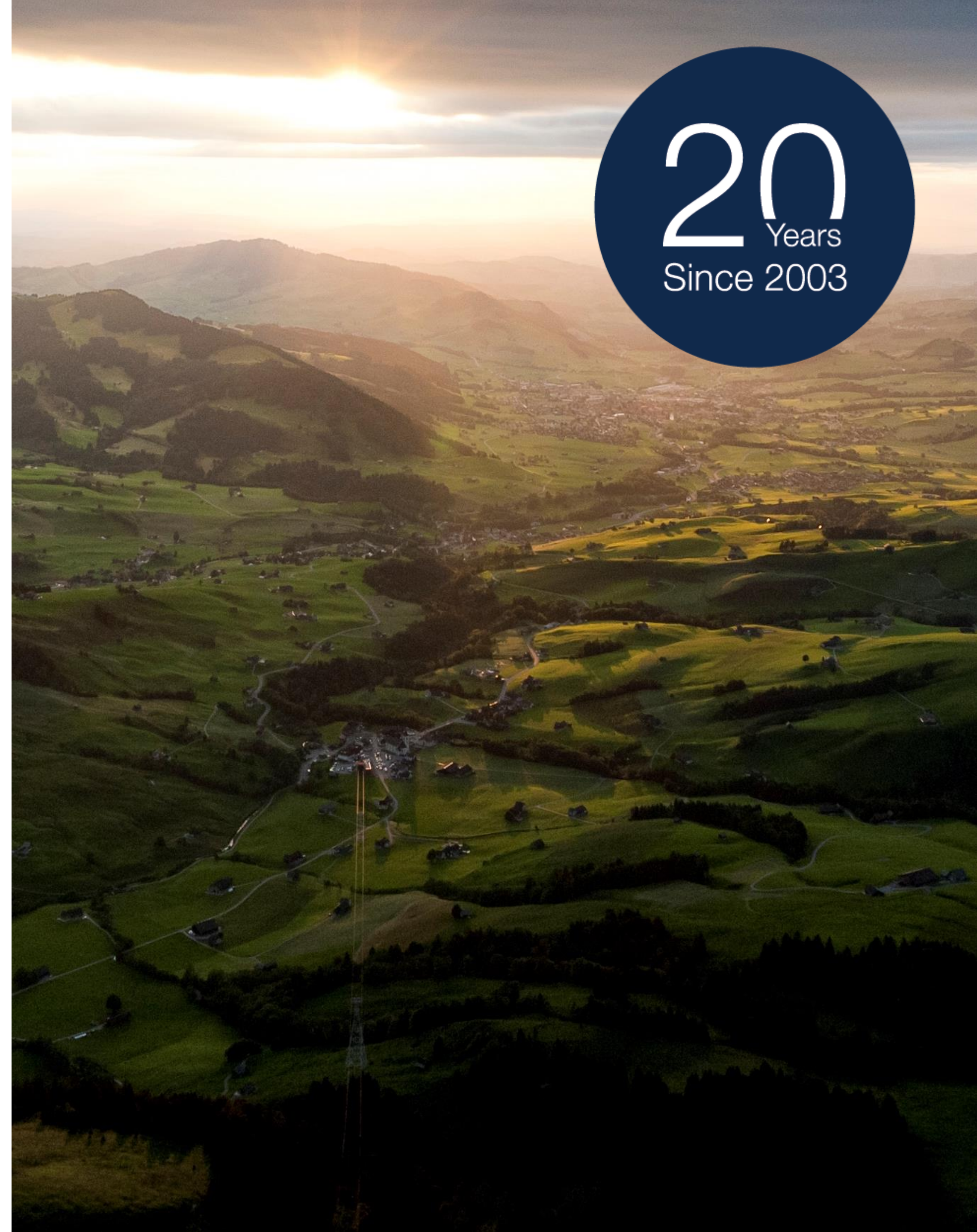


# India Real Estate Fund

For Swiss qualified investors only

October 2023

Signatory of:





# Fund Objective & Strategy

The India Real Estate opportunity Fund focuses on investments in real estate projects in prime locations of the major Indian cities with initial focus on attractive opportunities in Mumbai. Fund's main objective is to acquire quality realty projects in prime locations and develop them into high-end residential properties catering to high income customers. Fund may also invest in attractive commercial projects with goal to exit at attractive returns post completion. The acquired projects will be developed in partnership with leading Indian real estate development and construction partners like L&T, Oberois, Shapoorji Pallonji. Each project is expected to be completed within two to three years post acquisition. The target annual return is at least 15%.





# Selected Projects Pipeline – Active Deals

Project	Location	Type	Investment Size	Land cost	Micro-Location	Sale value	Completion period	Seraina Score Project Score (1-5)
Felstead	Santacruz, Mumbai	Residential		11,58 m	A+	38 m	36 months	5.0
Linking Road	Mumbai	Mixed		11m	A	37 m	36 months	4.5
Carter Road	Mumbai	Residential		15 m	A+	51 m	36 months	5.0
Versova Sea Front	Juhu, Mumbai	Residential		16 m	A	55 m	36 months	5.0
Alibaug	South Mumbai Suburbs	Residential Gated Villas		10 m	A+	25 m	36 months	5.0
Sarojini Rd. Society	Western Suburbs Mumbai	Residential		7m	A	18 m	36 months	4.5

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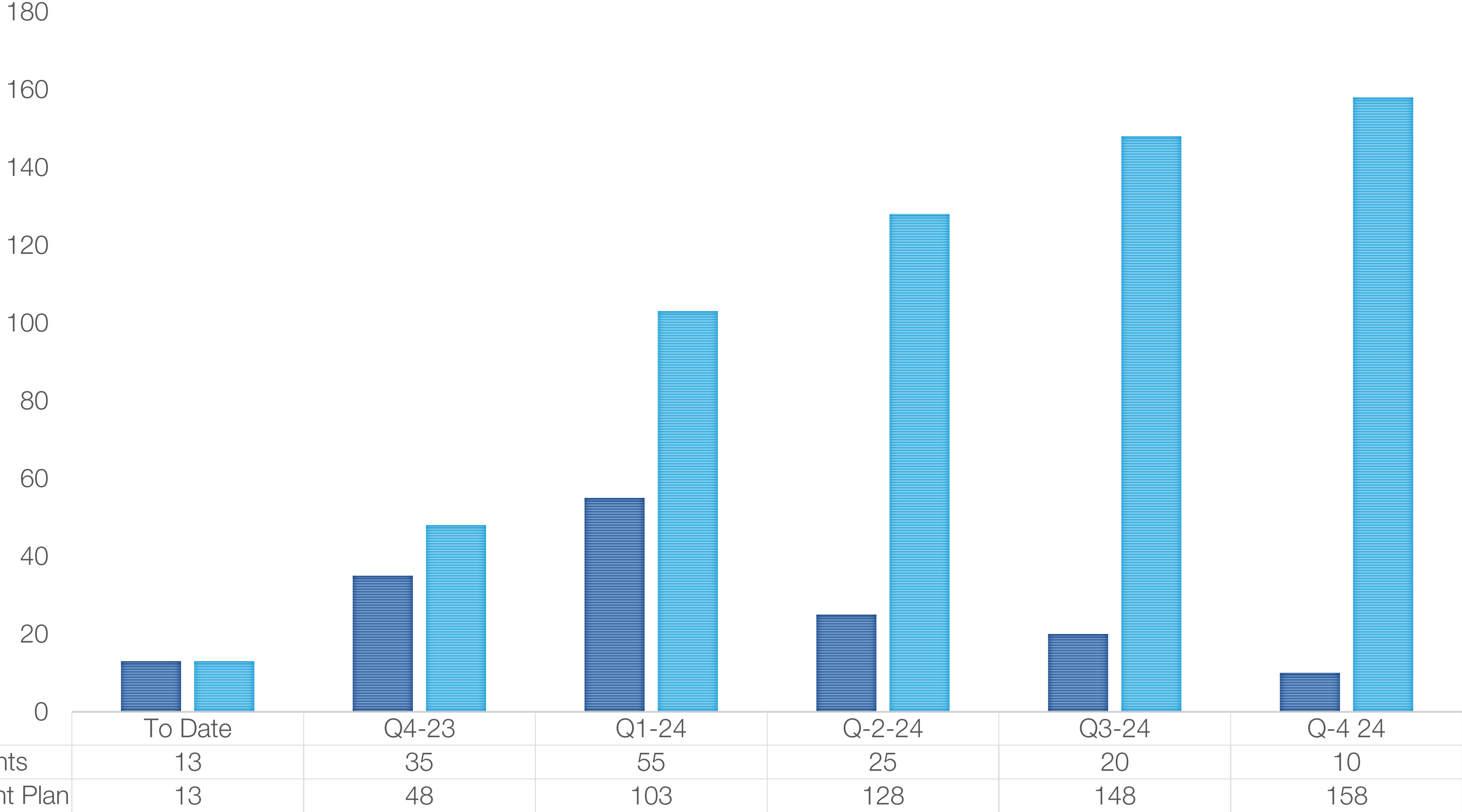
# Selected Projects Pipeline - Potential

Project	Location	Type	Investment Size	Target IRR	Micro-Loction	Sale value	Completion period	Seraina Score Project Score (1-5)
Banglore Airport	Banglore	Residential		20 m	B+	145 m	60 months	4.5
Baner Pune	Pune	Residential		10 m	A	45,0 m	36 months	4.5
BKC	Mumbai	Commercial		25 m	A	115 m	36 months	4.5
Worli Church	South Mumbai	Residential		25 m	A	135 m	48 months	5.0
La Citadel	Marine Lines Mumbai	Residential		12 m	A+	49 m	48 months	5.0
Mahalaxmi	Mumbai	Residential Mixed		55m	A	300 m	36 months	4.5

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# Investment Plan

MILLION USD





# First Project: Felstead Villa, Santacruz, Mumbai

Status: Acquired – in Development / Approval Phase

Description: This luxury project, situated in the prominent suburb of Santacruz, is designed to add to the stature of the address. It will be built for a superlative living experience in the heart of the city. The tower is going to have premium apartments and duplexes, each offering a magnificent view of the area. The unique features of the property are its landmark nature, suburb with best of social infrastructure – schools, educational institutions, parks, sports facilities, home suburb of Bollywood celebrities, proximity to coast, proximity to financial hub BKC, international airport, Malls, label of most desired suburb, ease of access to Western Suburbs as well as South Mumbai, upcoming & existing infrastructure – metro line as well as suburban train network, Western Express Highway

Location: Santacruz, Mumbai

Timing: 36 months













# Versova Sea Front Project – Some Concepts





# Carter Road, Mumbai

Status: Negotiations

Description:

The Sangeet Samrat Naushad Ali Marg (formerly Carter Road) is a 1.25 kilometres long walkway along the Arabian Sea on the western coast of Mumbai. The unique features of the property are its landmark nature, suburb with best of social infrastructure – schools, educational institutions, parks, sports facilities, home suburb of Bollywood celebrities, proximity to coast, proximity to financial hub BKC, international airport, Malls, label of most desired suburb, ease of access to Western Suburbs as well as South Mumbai, upcoming & existing infrastructure. Many celebrities and UHNIs own property in this area. It is located in one of the most prestigious locations in Mumbai & the property itself is a heritage structure.

Location: Carter Road, Bandra, Mumbai

Timing: 36 months





# BKC, Mumbai

Status: Negotiations

Description:

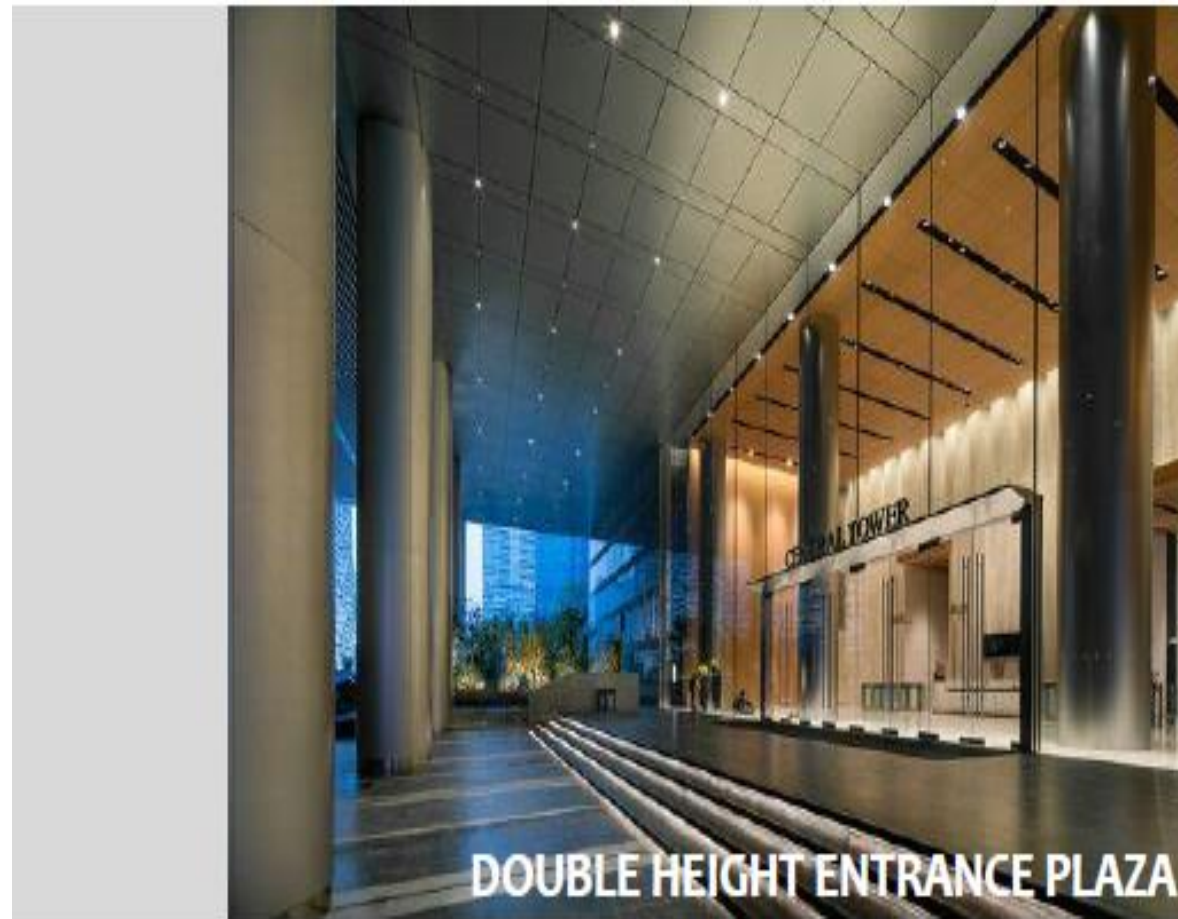
The Bandra Kurla Complex is a business and residential district in the city of Mumbai, India. It is a prominent upscale commercial hub which commands some of the highest property rates in the country.

BKC has overtaken Nariman Point and Cuffe Parade as the most-prominent business district in Mumbai.

Selling points : Location of prestige for Banks, Financial sector, Corporates, MNCs, Government offices, Embassies & Consulates. Connectivity – centre of the city, equidistant from all suburbs, existing (international airport) and upcoming infrastructure (metro & high-speed rail corridor). Catchment for shopping and entertainment, robust office space demand. Property acquisition without bidding as it is located adjacent to BKC in Kalina

Location: Kalina - Bandra Kurla Complex (BKC) , Mumbai

Timing: 48 months





# Mahalaxmi, Mumbai

Status: Negotiations

Description:

One of the established locations of the Island City Blessed with a combination of connectivity, views of the race course, natural beauty and landmarks, unrestricted ocean views, Mahalakshmi holds premium positioning in the residential space, with great demand and appreciating prices and rentals. Home to some very prominent names in the country, from CXOs of large MNCs and UHNIs to several celebrities across fields the locale holds an alluring charm for residential, shopping and commercial prospects for a desired vacation home. Iconic nature of property : location of several successful Bollywood films shot at the location, well known owners, unique views of the race-course & sea. Prestige location for owners.

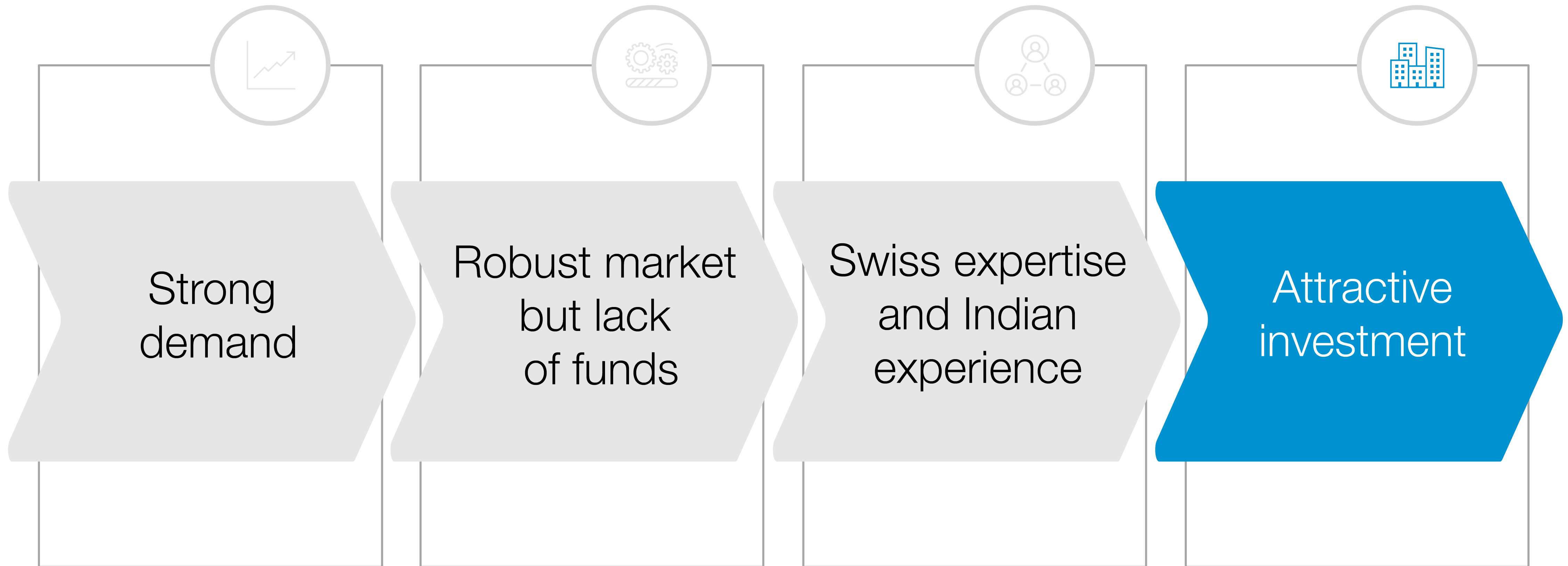
Location: Mahalaxmi, Mumbai

Timing: 48 months





# India Real Estate Fund – Reasons to invest





# Investing in India

- India is the 3rd largest economy (USD 13 Trillion) in terms of purchasing power parity
- The nation's GDP is expected to grow by over 7.5 percent in next years
- Liberal and transparent foreign investment regime
- Well developed banking system and vibrant capital market.
- Strong and independent judicial system
- Among the highest rates of returns on investment. The MSCI India Index is up 12% this year, compared to 2% for the MSCI Emerging Markets Index

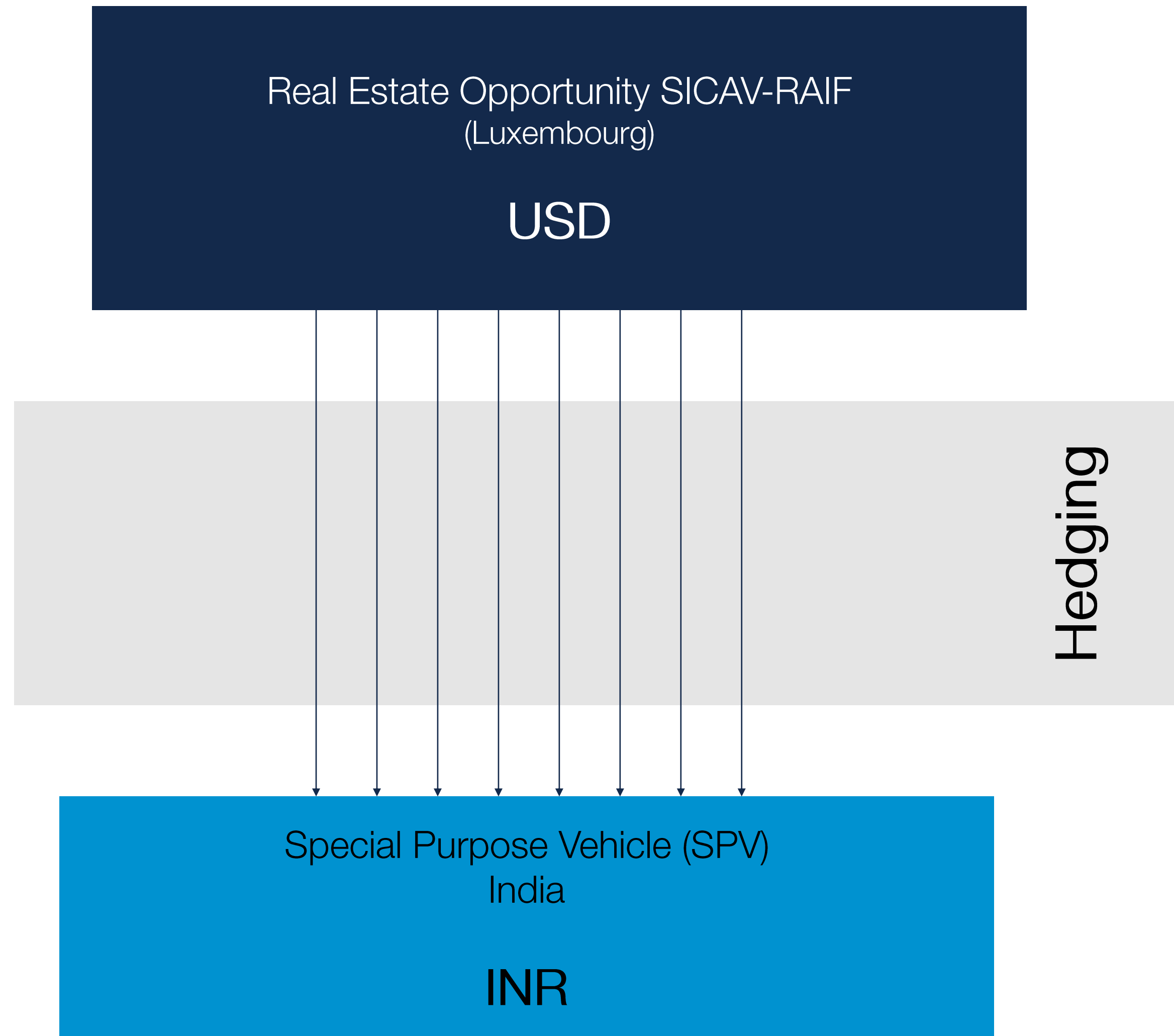


# India Real Estate – Part of Global Diversification Strategy

- Investing in the real estate is an excellent way to diversify your portfolio. Real estate investment helps you beat the inflation.
- According to World Bank India's economy has been remarkably resilient to the deteriorating external environment, and strong macroeconomic fundamentals have placed it in good stead compared to other market economies.
- India's economy is relatively insulated from global spillovers compared to other emerging markets. This is because India has a large domestic market and is relatively less exposed to international trade flows.
- **India is one of Asia's most diversified markets, with sizeable sectors that derive revenues from both within and outside of India.**
- India Real estate has the potential to deliver very high returns in the mid to long run. It can provide a steady cash flow and enjoys several tax benefits. In 2022, house prices in major metropolitan areas such as Bangalore, Hyderabad, Mumbai, Delhi-NCR, Chennai, and Pune increased significantly, and this trend is expected to continue in 2023 and 2024.
- Real estate investment in India has always been a reliable investment option with minimal risk. It has always been the number one choice for investors with less risk appetite regarding asset building. Considering the volatility of the global market and turbulence caused due to high inflation in Developed world, real estate India is become a part of diversification strategy major global investors.



# Hedging INR exposure



- Hedging shall be made in tranches
- Hedging occurs at the moment of money transfer (INR vs. USD) to India
- Using SWAPS or Options





Thank You

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