

TAGOR GROUP

Providing Growth Equity Capital



Our Pan-European Program

In today's financing environment of high interest rate and low LTV, **TAGOR GROUP**, together with its institutional investors have a unique proposal for European real estate companies / developers, and local operating partners, with a clear investment/expansion strategy, a solid track record and in need for equity capital to execute their vision to the fullest.

**Our program fits small to large companies, pending their strategy, expertise, and deal pipeline.*

Proposed Structure

We propose a Joint Venture structure on the asset level with a credible institutional investor to support your expansion / new acquisitions / developments with equity as part of a multiple investment program over 3 year period. Investors will commit a substantial amount of equity to be deployed based on a pre-agreed business plan over the life of the program, in smaller amounts, depending on each individual deal size.

**Various JV/deal structures are available subject to transaction's particularities.*

Company's /Local Partner's Benefits

- Equity or preferred equity investments, not debt.
- One investor to support a 3-year investment program with substantial equity.
- No corporate dilution as the JV is on the asset level (SPV).
- The company retains independence.
- Ongoing management fees (development, acquisition, operational, etc.).
- Additional profit share/promote upon exit.

Deal Matrix

- Investor's equity commitment from €50 million upwards.
- The equity commitment will be deployed in smaller amounts for various investments/developments over a 3-year investment program.
- Investor's holding period is 4-6 years.
- Investor's participation is 90-95% of the required equity.
- Company's equity share can be as low as 5-10%.
- Based on a pre-agreed hurdle rate (IRR), the company will benefit from a significant additional profit share (promote) at exit.

Student Housing
Health Care
Logistics
Affordable Housing/PRS
Senior Home
Self Storage
Data Centers
Life Science
Hospitality
Commercial
Developments

PAN-EUROPEAN PROGRAM



SAMPLE KEY JV FIGURES

€50 - 100 + million
Equity commitment

2-3 years
investment program

4-6 years
Investor holding
period

90% - 10%
Investor / Company
equity split

Company's Benefits
Management fees &
additional profit share
upon exit.

Real Estate Investment Criteria

TAGOR GROUP is a Pan-European investor, and deals originator of real estate investments valued at more than €30 million across Europe.

Together with our equity partners, institutional investors, or separate accounts investors, we operate specialized investment vehicles focusing on off-market investments in both performing and under-performing real estate assets.

Countries of interest: Germany, Netherlands, UK, Spain, Switzerland, Austria, Luxembourg, France, Italy, Poland, Portugal, Sweden, Denmark, Norway.

*Other countries may be considered as well, depending on transaction's specifics.

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Real estate acquisitions type - individual investments & portfolios

- Income-producing
- Opportunistic & Value added (including distressed /vacancy /repositioning)
- Core & Core plus
- Multi-tenant
- Single tenant, Sale & Leaseback with long leases

Asset classes of interest

- Multifamily /PRS /Affordable Housing
- Offices / Life Science
- Logistics, Self-storage & Industrial
- Healthcare, Senior Housing, Assisted Living, Hospitals
- Student Housing, Micro/Serviced Apartments
- Retail (supermarkets, high street, shopping centers)
- Data Centers
- Parking Garages
- Hospitality

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Equity capital & debt solutions (property, development, buyouts, corporate)

- Growth Equity JV, preferred equity, forward funding/purchase
- Debt-Mezzanine /Bridge loans - minimum 30 million Euro
- Distressed loans acquisitions, including secured and unsecured NPLs.

Important conditions

- Direct contact with sellers, decision makers and /or mandated brokers.
- Confidential /off market deals
- Direct negotiations, no bidding process

We are always open to collaborate with sellers, third parties & mandated brokers, offering attractive referrals for mutual benefit at deal closing.