



BearBull 
Global Investments Group

Independence - Competence - Trust

www.bearbull.ae



TABLE OF CONTENTS

BearBull Group Corporate Presentation

5-12 About BearBull Group

- Your Gateway to Tailor-made Wealth Creation Services
- Leadership
- Founding Principles
- Why BearBull Group?
- Tradition & Innovation
- Independent Wealth Advisory

13-15 Multi-Family Office Platform

- Inter-generational transfer of wealth
- Professional structuring of wealth management
- Superior diversification and risk management
- An approach designed to safeguard wealth and pass it on to future generations
- A unique profile in the Mena Region

16-19 Wealth Advisory

- Independent and Best-in-class Wealth Advisory Model built to avoid Conflicts of Interest
- A Model Built for Financial Performance, based on the Optimisation of Competencies
- A Flexible Partnership and Scalable Solutions
- Convenient Account set-up and a Global Network of Custodian Bank
- An efficient Alternative
- Financing & Structuring
- Asset Allocation

20-21 Real Estate Investments

- Insight of a Global Investment Expert with Local Expertise
- Real Estate Financing Solutions and Mezzanine Funding
- Established network of Investors & Deal Sourcing Ability
- Buy-side & Sell-side Investment Advisory

22-23 Corporate Advisory

- Direct Investment Opportunities Sourced from proprietary & Third-Party Sources
- Joint-Venture Investment Opportunities
- Debt & Capital Structuring Advisory
- Financial & Strategic Advisory
- Ability to Invest side-by-side in Club Deals with like-minded Families

24-25 Private debt platform

- Financing & Re-financing of Real Estate Assets
- Financing solutions specifically aimed at construction projects & new developments
- Mezzanine & equity release financing to bridge a funding gap for projects & ventures
- Securities lending & asset-backed lending

ABOUT BEARBULL GROUP

Your Gateway to Tailor-Made Wealth Creation Services

BearBull Global Investments Group is a leading independent Swiss wealth advisory firm based in the DIFC and regulated by the Dubai Financial Services Authority (DFSA). BearBull Group's core expertise is in providing best-in-class and unbiased financial services to Sovereign Wealth Funds, Government related bodies, Institutions, family offices and HNW individuals in the MENA region.

Our logo, the Bear and the Bull

A translation of our ability and track record in taking full advantage of market opportunities during Bull cycles, whilst always protecting our client's assets via active capital preservation strategies in Bear Markets.

Our Passion: When Your Investments Make Sense

At BearBull Group we pride ourselves in providing wealth advisory services to our clients with the accurate and appropriate investment advice for superior financial performance.

We offer our services in a consultative and highly individualized way to plan our clients' future investment objectives using a complete range of financial products, services, and strategies while avoiding the conflicts of interest inherent in universal banks and most vertically integrated financial institutions.

We aim to listen to our clients' needs, values, priorities, and to understand their personal and business circumstances in order to create an individualized investment proposal including advice and recommendations completely tailored to the client's needs.

BearBull Group's team is composed of investment specialists who have the capabilities and expertise to provide clients with the best investment products, ideas, and economic research.

BearBull Group provides each client with a dedicated wealth advisor to ensure that clients are actively involved in their wealth creation activities. This helps our clients validate their own investment choices with total confidentiality and transparency.



OUR SERVICES

Why BearBull Group?

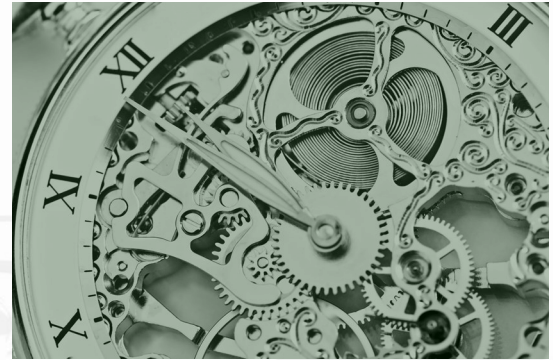
Experienced

Vibrant

Professional



Multi-Family Office Platform



Wealth Advisory



Real Estate



Corporate Advisory Services



Financing Solutions



BearBull Private Banking Indices

BEARBULL GROUP'S LEADERSHIP

A team with extensive track record in wealth advisory and capital preservation techniques



Alain Freymond
Chairman of the Board & co-founder & CIO

Alain Freymond holds a Bachelor of Arts in Management, Economy, and Finance from the Geneva School of Economics and Management. Leading BBGI Group's expansion and investment strategy for institutional and private clients, he has conducted numerous academic studies in various fields of investments, which have led to the creation of various successful and efficient investment concepts and financial indices that have proved instrumental for both private and institutional investors. He was the first financial expert in Switzerland to conduct academic studies on real estate investment diversification opportunities and the role of real estate assets in portfolio return optimization for institutional investors. Prior to founding BBGI Group, Mr. Freymond was the head of asset allocation and investment strategy for institutional clients at one of the largest private banks in Switzerland and also managed funds on behalf of some of the leading sovereign wealth funds in the Middle East.



Fernand Garcia
Vice-Chairman of the Board & co-founder and Head of Asset Management

Fernand Garcia holds a Master's degree in engineering and completed his education in finance and economics at the University of Geneva. He has been instrumental in positioning BBGI Group as a leading independent wealth and asset management firm in Switzerland. Prior to founding BBGI Group, Mr. Garcia had been a member of investment committees of institutional asset management divisions of several prestigious private and universal banks in Switzerland. He also managed and sat on the governing board of various pension funds in Switzerland and led the management of several investment funds which have been granted international awards in various fields of investments (equities/bonds). This dual expertise has been paramount in the development of a unique proprietary quantitative investment tool developed to optimize portfolio management techniques and efficiently manage investment opportunities and risks.



Ahmad Saidali
Chief Executive Officer

Ahmad Saidali holds a Master's Degree in Finance with a Major in Wealth Management as well as a Master's Degree in Business Administration from the Geneva School of Economics and Management. A dynamic and result oriented finance and real estate professional with an outstanding background in client identification, client acquisition, and deal-making. He brings to the group 10+ years of proven track record in addressing the needs of both High Net Worth Individuals and sophisticated Institutional Investors in the Middle East. Before joining BBGI Group, he was Head of Real Estate Investments of CBRE in the Middle East, the world's leading real estate advisory firm, and Head of Indirect Investments and Fund advisory department of CBRE in Switzerland. His various articles and market comments have been published in Gulf News, The National, Emirates 24/7, AGEFI and the Swiss Bank and Finance Magazine.

BEARBULL GROUP'S FOUNDING PRINCIPLES

Where Independence, Competence, and Trust Converge

Independence

- Independent investment strategy
- Independent partners and shareholding structure
- Choice of products without conflicts of interest
- Internal and external research
- Company owned by managing partners

Performance

- Absolute or relative, Your performance goal is our primary concern
- The majority of our advisory mandates outperform to their respective benchmarks
- Performance optimization while minimizing risk and volatility
- Active advisory is the main source of performance
- Constant adaptation of the strategy to market conditions

Trust

- Trust is the measure of shared success
- Ethics come first in everything we do
- Teams are available and present for their clients in all situations
- Trust and safety with the utmost discretion
- Comfort cherished by hundreds of clients since the inception of BearBull Group

Local Expertise

- An executive team with 30+ years of experience advising clients in the Middle East
- Over 30 years of experience in advising both Sovereign Wealth Funds and Government-related bodies
- Unique fusion of Swiss tradition of excellence and local knowledge

Continuity

- Passion for wealth management for over 30 years
- Managing partners involved in daily business to satisfy clients' needs
- Privileged and sustained contact with experienced private bankers
- Stability of management teams
- Elevated attention to quality of service

BEARBULL GROUP'S FOUNDING PRINCIPLES

With these values, we embrace our mission to bring each client the best service

Adaptability

- A human scale organization
- Taking into account objectives and constraints of individual investments
- Optimizations based on the convictions of the client
- Freedom of choice among the most appropriate and world-class products
- Adapted to best match financial markets



Systematization of risk monitoring

- Daily risk control
- Risk analysis in quantitative and fundamental terms
- Active Management of investment, legal and organizational risks
- Internal control system
- External control system (DFSA, Auditors, Compliance)

Identity of Interests

- Aligning our interests with those of our clients
- Support for our clients during both success and hardship
- Performance linked fee structure alongside traditional fee structure
- Desire to develop a fruitful and long-term relationship with our clients



WHY BEARBULL GROUP?

Combined Experience of 30+ Years in the Asset Management A Unique Profile in the MENA Region

Combined experience of 30+ Years in Institutional Asset Management

- Historically, BearBull Group's executive team activities are rooted in institutional asset management in Switzerland
- The Group's executive team has been involved in advising and managing funds for Sovereign wealth funds, large pension funds, government-related bodies, and HNWI individuals in the MENA region, Switzerland and abroad since 1985
- Was established based on our vision to promote transparency, quality of service, financial performance, and to bring our team's 30+ years of experience advising institutional clients in Switzerland in order to serve the needs of demanding institutional and private clients in the Middle East region

A Unique Profile in the MENA Region

- The only firm to provide an institutional approach to HNWI/UHNWI private clients in the MENA Region
- Superior global asset allocation advisory and Multi-Family Office services based on 30+ years of institutional expertise
- Skills optimisation, broad network of experts, and extensive network of custodian banks

- Centralized account set-up coupled with uncompromising financial product selection process

Ethics

BearBull Group partners and employees have always adhered to the highest standards of ethics, accountability, transparency, integrity, and professionalism by always putting our clients' interests first

Control

- Supervised by the Dubai Financial Services Authority (DFSA)
- Audited by BDO & Crowe
- Compliance by Vistra



TRADITION & INNOVATION

BearBull Group is a pioneer in combining both tradition and innovation while constantly striving for excellence

Safe Custody of Assets

BearBull Group benefits from an established network of renowned UAE based and international banks to ensure the safe custody of our clients' assets and our clients always have direct access to and full control over their assets. The custodian bank ensures that only the client can access their assets as the sole guarantor. BearBull Group thus offers its clients an additional layer of security with regards to its wealth advisory process by offering its clients the ability to choose the custodian bank and the jurisdiction that best suits their needs. This constitutes an additional guarantee for our clients in terms of security and trust.



One-Stop-Shop

Once you entrust us with an advisory mandate, we will take care of all necessary aspects to ensure the optimal functioning and fulfillment of your mandate. If you already have an account with a banking institution, you have the option to keep it and simply give us the power to advise you in its regards. Furthermore, we can also open accounts with one or more of 20+ custodian banks and put you in contact with other professionals according to your wishes and needs, directly from our offices. In a world where most financial service providers are consolidated and organized vertically within the same entity, BearBull Group offers a very successful and efficient alternative. We follow a more horizontal structure based on optimizing the skills of specialized partners, each performing in their spheres of competence. This structure provides greater transparency, and above all, better overall service to clients.



INDEPENDENT WEALTH ADVISORY

Our independence is the assurance that your interests always come first

We offer you a "one-stop-shop" platform for all your financial needs

Our proposed structure for the safe custody of your assets with internationally reputable custodian banks allows you to keep your existing relationship with your current banks while enjoying our professional expertise and agility in active wealth advisory services.

We can assist you in opening accounts with one of more than twenty custodian banks from our network, from the comfort of our office in the DIFC.

We also offer you the ability to open accounts in multiple jurisdictions based on your personal and professional needs.

If you already have an account in a banking institution, you may keep it, and simply grant us an advisory mandate. We can also connect you with other professionals according to your needs (lawyers, valuers, tax experts, etc.)

In a world where most financial services are consolidated and organized vertically within the same entity, BearBull Group presents a very successful and efficient alternative model. We are a more horizontal

organization based on the optimization of competences and skills of specialized partners each performing in their sphere of competence. Such an organization provides enhanced transparency and most importantly, better overall service to our clients.

Increased Reactivity

In a financial environment that has become increasingly sophisticated and volatile, it is more than ever necessary to be able to analyse situations and make decisions quickly and smoothly to either take advantage of investment opportunities or to protect and preserve the assets of our clients. In a large and vertically organized financial institutions, decision-making is often hampered by the bureaucracy.



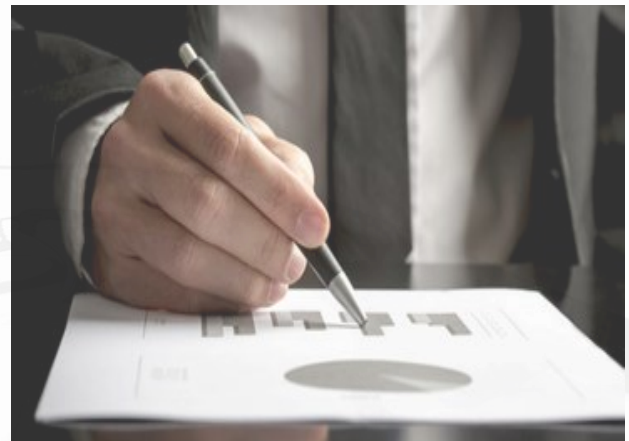
INDEPENDENT WEALTH ADVISORY

Flexibility and Agility of an Independent Advisor

Our management concepts are often based on our capacity to act and react more swiftly. Our dynamic concepts of tactical asset allocation enable us to better protect our clients capital.

Each and every investment decision is strictly verified, managed or diversified, to give you the guarantee of security and confidence.

Our long-standing expertise in managing sophisticated institutional clients and pension funds is also a guarantee of the quality of our service. By choosing BearBull Group, you choose a reliable alternative.



Increased Security

With BearBull Group, you gain access to a unique network of 20+ internationally recognized custodians banks for the safe custody of your assets.

The custodian ensures that only you can withdraw funds from your accounts, giving you an additional layer of good governance and security.

INDEPENDENT WEALTH ADVISORY

Security and Control of a Trusted Advisor (DFSA Regulated)



MULTI-FAMILY OFFICE PLATFORM

Inter-generational transfer of wealth

Professional structuring of wealth management

Superior performance, diversification and risk management

An approach designed to safeguard wealth & pass it on to the future generation

Intergenerational transmission of wealth

One of the key elements requested by our clients warranting the creation of a Family Office relates to the necessity of ensuring the intergenerational transfer of wealth accrued over years if not generations.

As a family grows and evolves, the risk of dilution increases, and the need for wealth preservation strategies and appropriate governance structures becomes more evident.

Professional structuring of wealth management

While this situation is familiar in regions of the world such as the U.S. and Europe, it is only just starting to become salient in many developing countries.

Over the past 25 years, particularly in the Middle East, Asia, and Latin America, the business success of certain families has increased their wealth substantially. These families are increasingly recognising the need of establishing a solid structure to safeguard their prosperity and pass their wealth on to future generations. These families wish to establish an appropriate structure capable of managing their wealth professionally, similarly to the management structures of business firms, which face frequent changes in legal, economic, and social conditions.

Superior diversification and risk Management

Not infrequently, these families' wealth derives from one main activity, which ultimately calls for the creation of a diversification strategy. It is thus important to suggest strategies that will offer diversification in terms of revenue sources and asset composition and location, and in particular that will ensure a measure of

liquidity and improved access to funds.

Our Multi-Family Office approach enables us to offer services tailored to the specific needs of such families, advising a complete range of financial products maximizing available competencies while minimizing the costs typically associated with such dedicated structures.



An approach designed to safeguard wealth and pass it on to future generations

The services offered by our Multi-Family Office address a broad range of needs and requirements formulated by exacting HNW and UHNW clients, facilitating the latter's access to a broader set of competencies.

We offer specialised capabilities with the aim of optimizing the management of clients' wealth, fostering its development, understanding related issues and risks, and ultimately facilitating the management process, generating a newfound serenity.

With respect to investments, our Multi-Family Office services provide the best concept to effectively address the complexity of managing assets and overall wealth while ensuring risk diversification and opportunity optimization, as well as efficiently managing costs.

MULTI-FAMILY OFFICE

A Unique Profile in the MENA Region

Over 30+ Years of Institutional Experience at the service of Private Clients

Involved since 1985 in advising and managing pension funds, institutional clients, and larges companies listed in Switzerland and abroad, BearBull Group's founders and its team of advisors and investment professionals have acquired unique and solid experience at the service of demanding institutional and private clients.

Our services include defining investment strategies most adapted to specific individual situations, advising on assets in accordance with these strategies, overseeing client investments, addressing overall risk management, and managing of service providers.

Unique one-stop-shop approach to better manage your assets

We have an exceptional network of custodian banks and trusted banking partners covering most international jurisdictions of note, which allows us to offer multiple account opening services in multiple jurisdictions for our clients from the comfort of our office at the DIFC.

Unique and Extensive Financing Network

We also have a network of banking partners offering outstanding service and efficient financing options for our clients' business activities or investments, including real estate. BearBull Group's outstanding network enables it to secure the most competitive financing solutions to its clients via its extensive global network of banking partners. We can assist in our clients across all geographies and asset classes with bespoke financing solutions.

Thanks to our exclusive network of world-class banking partners, we can always secure the best financing solutions to support our clients' ambitions.

Our financing solutions can support your business activities or investments, including real estate.

Uncompromising Financial Product Selection Process

Our best-in-class approach to product selection allows us to take advantage of specific expertise complementing our own skills in asset allocation and management of global risks and opportunities. Hence, the products selected and offered to our clients have all proven themselves in terms of absolute or relative performance, which allows us to assert that the products offered to our clients are always among the best in their respective category.

Broad network of custodian banks – centralized client account set-up

BearBull Group benefits from an exceptional network of custodian banks, covering most international jurisdictions of note, which allows us to establish banking relationships for our clients directly in various countries and jurisdiction in the comfort of our DIFC office.



WHY BEARBULL MFO PLATFORM?

Competence
Independence
Trust
Performance

MFO Service Offering

- Flexible advisory services tailored to your specific needs
- Investment tracking solutions monitoring the adequacy between your expectations and the results obtained
- Unique global risk management approach allowing you to choose your degree of involvement in the management process
- Advisory in-house or shared with investment professionals based on proven and documented methodologies

A global and integrated view of your assets

- Personalized advice and services covering one or several aspects related to the structure, management, oversight and optimization of your wealth, depending on your needs.
- Coherent and fully integrated advice when our remit extends to all of the stages in the process
- We can incorporate a large spectrum of assets, including listed securities, unlisted shareholdings, private equity, real estate, art or any other type of asset.

Our services can cover all the steps listed above or be limited to one or several of them depending on your needs.



You will have access to competencies adapted to each function and will have the benefit of our innovations and best practices derived from our experience and research.

We offer you tailored support at all stages of the overall process of valuation, structuring, management, oversight, investment, and financing of your assets.

Five key functions to managing opportunities and risks

- Valuation
- Administration
- Management
- Financing
- Structuring

WEALTH ADVISORY PLATFORM

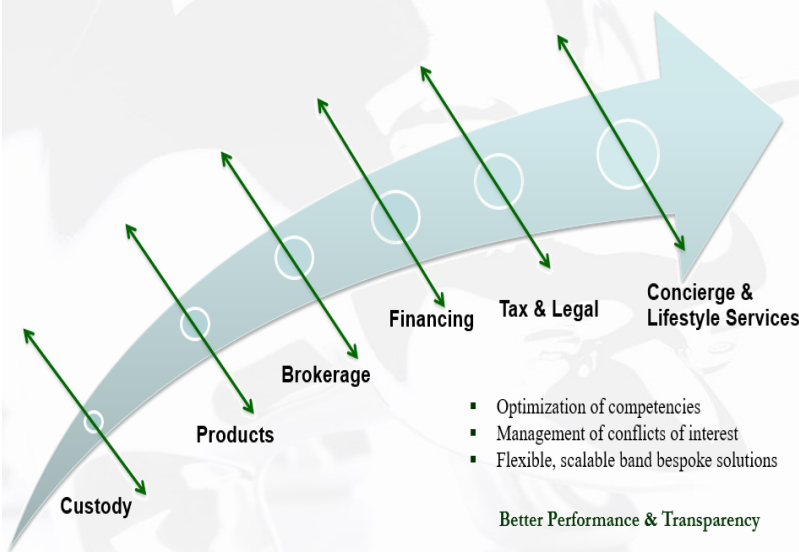
An efficient alternative

Open Architecture and Horizontal Organization of Wealth Advisory Services

BearBull Group's business model is based on the horizontal organization of wealth advisory services, which constitutes the most compelling structure enabling us to offer our clients a real alternative based on real open architecture wealth advisory platform. The result is superior performance and better service to our clientele.

Unlimited Solutions based on Best-in-Class Approach

A Unique Platform to serve our client's best interest based on True Open Architecture with Leadership in Products and Services throughout the Private Banking value chain:



Adaptability and Agility

An organization with a human size, focused on efficiency, dedicated to respecting the needs and investment constraints of its clients.

Why BearBull Wealth Advisory Platform?

Independence and Freehand

A key value, always defended and protected, that enables us to always act in the exclusive interest of our clients and to advise them without conflicts of interest. This liberty is key to selecting and using any financial products that best suit our clients' objectives and interests.

Risk Management Approach

Risks related to active investment decisions are closely and continually managed via in-house systems which dynamically track relative performance.



WEALTH ADVISORY PLATFORM

Valuation of existing wealth or planned investments

Broad range of administrative services to make your life easier

Valuation of existing wealth or planned investments

Your BearBull Family Office can provide a valuation of your overall wealth, incorporating the elements you wish to include at a chosen frequency (annually, quarterly, monthly or even daily). We can value your unlisted investments such as real estate, private equity and other holdings directly or call on external experts. Our overall valuation reports are also flexible and can be complemented by ad-hoc or focused reports, in particular to describe the value of your real estate holdings. Our valuation expertise can be applied to potential new acquisitions or to existing assets.

Service Offering:

- Valuation of businesses, planned investments, private equity
- Real estate valuation
- Comprehensive summary reports by asset class (securities, real estate, unlisted holdings, etc.)



Broad range of Private Office administrative services

We can offer you several types of administrative services usually incorporated in a Private Office, including the management of your real estate holdings, concierge services, the organization of specific events, travel arrangements, appointments at renowned Swiss medical clinics, as well as the registration and schooling of your children in prominent Swiss educational institutions. We can consolidate the data and information necessary to obtain a full picture of the state of your assets and of the services required.

Service offering:

- Regular monitoring of banking relationships, payment transactions, billing, various transactions and securities management, etc.
- Insurance contract management, including real estate
- Fiscal affairs, tax returns
- Management of other real assets, yachts, aircraft, etc.
- Event planning, travel arrangements, etc.
- Organization of medical visits in healthcare clinics
- Oversight of child schooling
- Administration of non-financial assets, art, automobiles, etc.
- Administrative management of household staff, drivers, etc.
- Global management of real estate holdings, preparation of regular status reports (valuation, yield, rental status, renovation or repositioning requirements, financing, etc.)

WEALTH ADVISORY: FINANCING & STRUCTURING

- Acquisitions, business or industrial project financing
- Global Real Estate Financing
- Securities Lending
- Structuring and Governance, Efficient Wealth Transfer

Financing

Your BearBull Family Office gives you access to a broad network of banking partners, and we can negotiate on your behalf the most advantageous financing terms for your growth projects or refinancing needs.

We have a network of world-class partners able to finance most of our clients' needs, taking into account the specific nature of each transaction. Your BearBull Family Office will endeavour to optimize suggested funding sources and conditions.

Service offering:

- Financing solution optimization thanks to BearBull Group's extensive network
- Financing secured for private and commercial assets, securities or other forms of guarantees



Structuring and Governance

Your BearBull Family Office also provides support at various levels in terms of overall structuring to most effectively address governance, succession or tax issues. Succession planning and wealth transfer management, for instance, are key issues that your BearBull Family Office will address with you to avoid potential conflicts within the family.

Service offering:

- Analysis of your asset structure
- Differentiation of commercial and private assets
- Definition of objectives and needs of beneficiaries and future inheritors
- Analysis of current governance structure and possible improvements
- Representation of your interests on the boards of directors of foundations, businesses, trusts, etc.



WEALTH ADVISORY: ASSET ALLOCATION

Professional Wealth Advisory at the Service of HNWI/UHNWI

Direct Access to a Dedicated Team of Professionals

Optimisation of competencies to Enhance Performance

BearBull MFO Collaboration with Your Existing Custodian Banks

Professional institutional advisory at the service of HNWI/ UHNWI

Investment structuring and strategy issues and implementation, cost management, and transparent communication and reporting are key factors characterising the relationship between institutional clients and their service providers. Institutional clients' level of requirements demands excellence and imposes a different kind of dialogue between partners. For the past 30 years we have offered our investment, advisory and structuring services, only available to our institutional clients, to our HNWI and UHNWI private clients.

Direct access to a dedicated team of professionals

We offer clients direct access to a dedicated team of professionals, whose decisions and recommendations are grounded in the tangible experience acquired over 30+ years of experience by BearBull Group teams.

Optimization of competencies to enhance performance

In terms of global diversification, the main sources of added value include asset allocation, currency management, exposure management and bond yield optimisation. The optimization of BearBull Group's strategic and tactical competencies and the proven quality of the selected products optimises management outcomes while reducing potential conflicts of interest.

How does your BearBull Family Office collaborate with your current custodian banks?

We have an exceptional network of custodian banks, covering most international jurisdictions, which allows us to establish banking relationships for our clients directly and to offer outstanding service and optimal financing of clients' business activities or investments, including real estate. When an advisory mandate is granted to BearBull Group, your custodian bank maintains custody of your assets, but is no longer responsible for management or advisory services, which are now provided by BearBull Group. We advise you on investment decisions and with your consent implement the investment strategy you devised with your BearBull Family Office. Transactions are also recorded in your bank accounts.

Service offering:

- An alternative horizontal model more effective than suboptimal vertical banking models
- Institutional approach at the service of private clients
- A unique concept of competency optimisation at all levels
- Coherent global view
- Optimal management of opportunities and risks
- Best-in-class approach to financial product selection
- Centralized KYC in terms of establishing banking relationships in numerous jurisdictions



BEARBULL REAL ESTATE SERVICES

Insight of a Global Investment Expert with Local Expertise
Real Estate Financing Solutions and Mezzanine Funding
Established Network of Investors & Deal Sourcing Ability
Buy-side & Sell-side Investment Advisory

Unique Value Proposition : One-Stop-Shop Real Estate Services

• Independent & Regulated

The sole independent and regulated Swiss Global Advisory firm with over 10 years of hands-on experience in the MENA real estate markets.

• Established Network

We offer our clients unrivalled access to investment opportunities via our established network of Banks, Property Developers, Independent brokerage firms based on our local knowledge of real estate markets in the MENA region.

• Flexibility and Agility

We demonstrate flexibility and agility in structuring bespoke real estate solutions providing our investors with attractive returns especially when coupled with BearBull Group's real estate financing capabilities.

Advisory & Transaction Services with Strong Financial Know-How

• Bespoke Real Estate Advisory Services

BearBull Group's real estate advisory team provides opportunistic, added-value and core real estate investment opportunities and advisory services on a global mandate basis with a core focus on the MENA and European markets.

• Extensive Network and dedicated Financing Solutions

Our Clients benefit from attractive risk-adjusted returns through our unique deal sourcing ability and quality of services and products for optimum deal structures.

• 10+ Years of Local Experience with Global Reach

In the MENA region, BearBull Group's real estate team has over 10 years of hands-on experience and track record in property investments and in bridging the gap between traditional sources of capital for regional real estate developers, investors and institutional capital through bespoke funding structures.

• Diversified Offering of Real Estate Investments

Our Track record in advising some of the most preeminent and respected families in the MENA region enables BearBull Group to advise and invest at all levels of the capital structure including equity, structured equity, and debt.



WHY BEARBULL REAL ESTATE ADVISORY?

Expertise & Experience
Broad & Established Network
Proven Track Record

Long-Standing Commitment to Real Estate Investments

At BearBull Group, we have always highlighted the benefits of including direct or indirect real estate in the asset management process. In the '90s already, we recommended balancing investment strategies by including real estate investments into mixed-asset portfolios.

Our study "Real estate: Impact on investment strategy performance and risk (1984-1997)" was used as a reference case study by the Swiss Pensions. We demonstrated that introducing real estate as an additional asset class in the universe of assets traditionally included in an institutional investment strategy generated an overall improvement in performance and decrease in risk.

Direct Investments and Investment Funds

Convinced of the advantages of incorporating real estate in the asset management process, we have developed several solutions to implement active real estate investment management concepts globally and through transparent and tradable real estate investment vehicles.

Real Estate Fund Structuring Services

We assist our clients in formulating, structuring and implementing real estate funds and investment vehicles.

We have the ability to assist our clients from the initial conceptualization and identification of the market opportunities through set-up, operation, as well as the ongoing fund advisory.

BearBull Fund Advisory Services include:

- Fund Concept and Strategy
- Fund Set-up and Structure
- Fund Documentation (PPM & Marketing Materials)
- Capital Raising Support – Equity and Debt
- Deal Flow and Investment Sourcing
- On-going strategic and tactical advisory
- Fund Reporting and operational support

Real Estate Investment Strategy Success Factors

A successful real estate investment strategy depends on an analysis of the following factors:

- Top-down analysis of the economic cycle, inflation and interest rates
- Analysis of the underlying real estate markets
- Geographic allocation
- Allocation between residential, commercial, industrial and hotel sectors
- Tactical allocation among the different types of real estate investments
- Bottom-up analysis of performance, yields, valuations, risk premiums, debt and vacancy rates

Diversification into Foreign Investments

Internationally, the opportunity to diversify is greater than locally. Correlations between international and UAE real estate investments are low, and international diversification is clearly superior, often providing far greater returns and potential for capital gains.

CORPORATE ADVISORY SERVICES

Direct Investment Opportunities

Joint Venture Investment Opportunities

Debt & Capital Structuring Advisory

Financial & Strategic Advisory

Ability to Invest side-by-side in Club Deals with like-minded Families

Bespoke Solutions

BearBull Group's Corporate Advisory team provides strategic and financial expertise in connection with capital raising and the acquisition and disposal of businesses

Our Expertise extends into the following strategic initiatives:

Debt & Capital Structuring Advisory - Corporate Structuring - Joint Ventures - Islamic Financing - Financial Feasibility Studies

Independent Advisory & Added Value Services

We add value by advising our Clients based on their best interests with no conflict of interest, and we meet their individual needs in every aspect of corporate advisory services.

Our Global Network at Your Service

Through our global network of HNW and institutional Clients, coupled with our longstanding experience, we analyze hundreds of investment opportunities every year for and on behalf of our Clients.

BearBull M&A Advisory Services

A partner you can trust

Whether you are considering a disposal or acquisition, BearBull Group's team of professionals will support you with sound financial advice from the beginning of the transaction through its completion

Real Financial Expertise to help you make the Right Decision

Our team will use their financial experience and transactional expertise to guide you through the transaction process, often working in coordination with a select network of experts, specialist teams and/or industry experts.

Our Areas of Specialization

Our team has extensive experience in Mergers & Acquisitions and Disposals and divestments of business ventures.



CORPORATE ADVISORY SERVICES

Supporting your Ambitions

Why BearBull Corporate Advisory?

- Integrity, competence, and trust are core values at BearBull Group. Effective deal-making frequently requires highly specialized and diverse expertise.
- Our network of independent advisors and industry experts, based on the open-architecture model of our business, offers our clients the best-in-class expertise to ensure they receive the best advice and service suiting their needs and ambitions.
- The depth and breadth of our management team's capabilities and expertise are unique across the MENA region.
- BearBull Group stands out with its reputation for excellence in service delivery with regards to projects or transactions

BearBull Capital Raising Advisory

• We support your Ambitions

At BearBull Group, we provide an independent view in advising you on the critical issues related to raising capital, whether it be debt or equity, by leveraging our extensive network of clients and partner financial institutions and banks to deliver the right solutions for you.

• Proven Track Record and Creativity

Our proven track record and financial expertise in debt and equity markets enable us to provide you with robust advice that stands up to scrutiny. We pride ourselves in developing innovative financing structures that will maximize value.

• Our Areas of Specialization

Our team has extensive experience in Equity raising, Debt Raising as well as Debt & Capital structure advisory



BEARBULL DEBT PLATFORM

Financing & Re-financing of Real Estate Assets

Financing solutions aimed at construction projects & new developments

Mezzanine & equity release financing for projects & ventures

Securities lending & asset-backed lending

BearBull Group strives to provide entrepreneurs with holistic financing solutions to maximise their business growth.

Mezzanine Financing & Direct Lending

Mezzanine debt and equity release financing to bridge funding gaps for projects and ventures.

Private lending to real estate developers and corporate clients with flexible and customized made financing solutions.

Funding solutions for investments in distressed or event-driven situations requiring capital including structured equity, convertibles, etc.

Real Estate Financing

BearBull Group offers innovative financing solutions for commercial real estate projects such as hotels, restaurants, hospitals and retail outlets.

Our team has extensive experience in financing properties, construction projects, and new developments.

We work as a partner to understand your immediate and future financing needs.

Asset- Backed Loans

Refinancing solutions against assets for working capital and other business requirements

Investments in distressed or event-driven situations requiring bespoke funding solutions

Project Finance

Arrange acquisition debt and provide funding solutions for long-term projects.

Proprietarily sourced senior debt financing for corporates and developers unable to secure traditional bank financing.

Our Success: Your Growth

The Real Alternative to Traditional Banking Models

BearBull Group's team of debt professionals have extensive hands-on experience across a wide range of geographies and industries giving us a competitive advantage in identifying and structuring investments for our clients and investors.

Local Expertise with Global Real

Our debt platform focuses on providing the business community in the UAE and the wider GCC with commercial credit dedicated to enabling businesses and entrepreneurs across the region to achieve their full potential by delivering fast, flexible, and convenient funding solutions.



BEARBULL DEBT PLATFORM

Independence
Competence
Trust

Independence – Competence – Trust

Increased Market Power & Transparency



Agility & Quality of Execution

Thanks to our agility and quality of execution, we provide timely funding to increase the success of your business. Our team of professionals provides our clients with unparalleled market experience with utmost confidentiality, care, and respect.

BearBull Group aims to contribute to the development of the UAE economy and wider GCC countries by offering customized funding solutions as an alternative to traditional banking models.

Our Banking Network to Support Your Ambitions

Our aim is to empower our clients by leveraging our strong network of 20+ global and local banking partners to offer them the most competitive financing solutions within a set timeframe.



Contact

For further information, please contact BearBull Group :

Tel : + 971 4 401 9160
Fax : +971 4 401 9992
Email : info@BearBull.ae

Or mail your inquiry to :

BearBull Group

Gate Village Building 3, Level 1
Dubai International Financial Centre (DIFC)
PO Box 127676
Dubai, United Arab Emirates
www.bearbull.ae

Disclaimer: BearBull Global Investments Group Limited is regulated by the Dubai Financial Services Authority (DFSA). Information contained in this document is directed to Clients who qualify as Professional Clients under the Rules enacted by the DFSA, and only persons meeting the criteria for a Professional Client should act on it. The Information is not intended for, should not be relied upon by, nor distributed to Retail Clients. Professional Clients may not be afforded the Retail Client protection and compensation rights that may generally be available to them from within the DFSA and other jurisdictions. This document has been prepared by BearBull Global Investments Group Limited and is for private use only. This document and any attachments thereto are provided for information purposes only and are not an offer or solicitation for any purchase, sale or subscription. The investment product(s)/asset class(es) described in this document may not be eligible for sale or subscription in all jurisdictions or to certain categories of investors. This document is intended for publication and distribution to the recipient only and may not be passed on or disclose to any other persons. This document is not intended for distribution to a person or within a jurisdiction where such distribution would be restricted or illegal. It is the responsibility of any person in possession of this document to investigate and observe all applicable laws and regulation of the relevant jurisdiction. This document may not be conveyed to or used by a third party without our express consent. BearBull Global Investments Group Limited is not responsible for any error which may be occasioned at the time of printing of this document. The investment product(s)/asset class(es) described in this document is/are destined to investor(s) who possess sufficient knowledge, based on their own experience, to evaluate the advantages and the risks inherent to such investment product(s)/asset class(es). Prior to making an investment decision, you should conduct such investigation and analysis regarding the investment product(s)/ asset class(es) described herein as you deem appropriate and to the extent you deem necessary, obtain independent advice from competent legal, financial, tax, accounting and other professionals, to enable you to understand and recognize fully the legal, financial, tax and other risks arising in respect of such investment product(s)/asset class(es) and the purchase, holding and/or sale thereof. In addition, the views, opinions and all other information provided herein are subject to change without notice. Prices and margins are indicative only and are subject to change at any time without notice depending on inter alia market conditions. Past performances and simulations are not representative of any future results. The opinion, views and forecasts expressed in this document and any attachments thereto reflect the personal views of the author(s) except for any specific mention, and do not reflect the views of any other person or that of BearBull Global Investments Group Limited.