

Provest Holdings (Provest) is a Cayman based Real Estate Fund managed by a Hong Kong team of real estate and private equity professional. Provest's investment strategy focuses on a value-add approach putting sustainability, health and well-being at the core of its developments.

Provest believes that personal well-being and sustainability should be integral components of every living or working space empowering occupants to make healthy lifestyle choices.

FUND STRATEGY

Provest invests in real estate assets in Hong Kong and other Asian markets, applying its successful value-add strategy. Provest's well-being design concept, the Vivid Living Healthy Home Blueprint, is a unique differentiator from other value-add Funds.

In 2018 Provest launched its current private placement Fund, the Provest Holdings Real Estate Fund, with the goal of delivering consistent and attractive returns by following its tailored investment approach. The Fund has an open-ended structure, allowing the flexible on-boarding and exit of investors.

TRACK RECORD

Provest has historically delivered consistent returns to its investors through its development concept and focus on assets that are under the radar of large scale developers. The Management Team has over twenty years of combined experience in real estate investing, having achieved an average investor return (IRR) of 15% over their past Funds.

PROVEST BELIEVES THAT

- ▶ Investing in carefully selected undervalued properties and applying its tested value-add concept will continue to deliver very attractive returns since the demand for contemporary, health- and well-being focused design and build continues to outstrip supply.
- ▶ Health & well-being centered lifestyle real estate is growing faster than the overall real estate sector. Landlords and tenants are increasingly aware of the health impact of their living spaces and willing to pay a premium for healthy homes.

PROVEST'S COMPETITIVE ADVANTAGES

- ▶ Local expertise in its investment markets and an extensive network of proprietary relationships in these countries, such as contractors, service providers and real estate agents.
- ▶ The Provest team has a depth of experience throughout all phases of its value-add strategy. Apart from sourcing, acquisition, financing, marketing and asset management, its Vivid Living Healthy Home Blueprint design concept have significantly increased rental & sales performance. Provest's small fund volume allows to focus exclusively on high-return investments. In addition, the Fund will not solely rely on market appreciation since it will generate value by redevelopment, creating an additional layer of downside market risk protection.

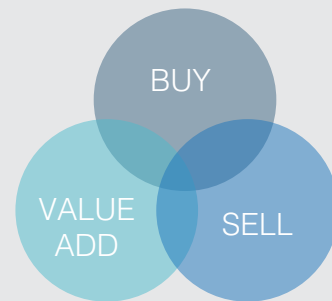
SUMMARY FUND TERMS

INVESTMENT FUND:	Open-ended Cayman-based real estate fund
FUND MANAGERS INVESTMENT:	5% up to max. 1,250,000 USD
MANAGEMENT FEES / CARRIED INTEREST:	2% annual management fees and 20% performance fee above high water mark
MINIMUM INVESTMENT:	USD 100,000
TARGET RETURN (NET):	13-15% IRR
INITIAL FUND RAISING CLOSE:	March 2018

TRACK RECORD

TOTAL ASSETS UNDER MANAGEMENT:	USD 20+M
PREVIOUS PROVEST FUNDS IRR:	15% (weighted average)
UNDER MARKET / NEGATIVE INVESTMENTS:	None / None

STRATEGY



PROVEST MANAGEMENT TEAM:



CHRISTOPH BANNERMAN, CO-FOUNDER

Chris is the Co-Founder of Provest. He has held executive level positions in strategy, sales and finance up to the board level of MNC's. He holds a PhD and a masters degree in business administration, specializing in finance and marketing. Chris has been actively engaged in the real estate industry for over 15 years.



HENNING VOSS, CO-FOUNDER

Henning co-founded Provest. He has over 10 years experience as a Regional Director in Asia. Henning holds an MSc in East Asian Business. Apart from business development & sales, he nurtures a keen interest in building biology, sustainability, interior design, property branding and health. Henning has been engaged in the real estate industry since 2007.

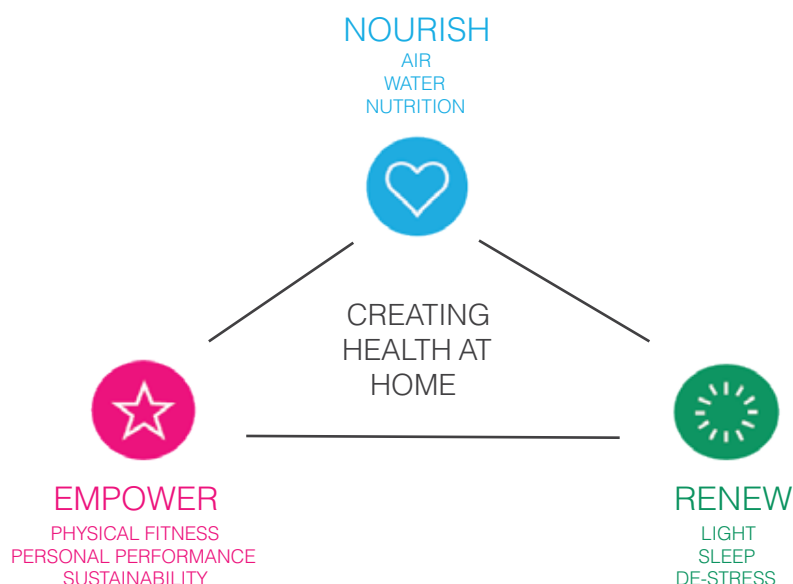


JAMES KATTAN, FUND MANAGER (CAYMAN)

James Kattan is working for DMS, the worldwide leader in fund governance, risk and compliance. James has been employed by the fund to manage the Cayman Fund Structure as independent director of the Funds Cayman based Investment Manager and General Partner.

VIVID LIVING CONCEPT

The Vivid Living Healthy Home Blueprint re-imagines the home as a catalyst for better health. It integrates features, materials and technologies that convert your home into a platform for a healthier life. The medical evidence-based concept creates living spaces that benefit from clean indoor air, fresh filtered water, a healthy sleep environment, Biophilic Design and advanced indoor lighting techniques, such as Circadian Lighting. The Healthy Home Blueprint is divided into three key areas that address every factor influencing the residents' health, bringing to life a home that nourishes, renews and empowers.



KEY REASONS TO INVEST



BOUTIQUE FUND

Fund size and concept enables a focus on properties, which are typically under the radar of larger funds.



VALUE CREATION

Value creation by proven redevelopment concept and not by betting on rising market values.



UNIQUE CONCEPT

Branded health-focused design concept not offered by other RE funds.



MULTI-MARKET

Identified two niche markets with a unique potential for the Fund's redevelopment concept.



TARGETED HIGH RETURN

Target 13-15% IRR for the investor.

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FUND SERVICE PROVIDERS: **ashurst** Crowe Horwath

SAMPLE INVESTMENT CASE STUDY HONG KONG



BEFORE

AFTER

130 Augury is a 10-unit 5-storey block in Sai Ying Pun district on Hong Kong Island. Provest Holdings acquired the units in December 2015 and redeveloped the property into 10 modern home-offices over a period of seven months. The management team subsequently rented out the units within 4 weeks. All units were then sold to an investment-buyer in January 2017.

Investment:

Purchase price: HKD 40,000,000

Redevelopment & side costs: HKD 12,200,000

Rental return / year:²

6.1%

Divestment:

Sold for HKD 66,000,000, 14 months after purchase, 18.1% annual investor return (IRR)

² Gross return

SAMPLE INVESTMENT CASE STUDY HONG KONG



Provest purchased the unit in 2013 and redeveloped it to a 2 bedroom fully furnished apartment, applying its value-add development concept. The unit was sold to an investment buyer in September 2015 after just 24 months holding period.

Investment:

Purchase price: HKD 6,500,000

Redevelopment & side costs: HKD 810,000

Divestment:

Sold for HKD 12,260,000, 34% annual investor return (IRR)

DISCLAIMERS

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None of the Fund, the General Partner, any person named herein or this executive summary is registered, authorised, licensed or otherwise approved for the purposes of Directive 2011/61/EU of the European Parliament and of the Council of 8 June 2011 on Alternative Investment Fund Managers ("AIFMD"), any laws or measures implementing the AIFMD in any Member State of the European Economic Area ("EEA"), or any national private placement regime applicable to non-EU AIFMs in any Member State of the EEA. Accordingly no interests in the Fund nor any other participation in the Fund is being, or is permitted to be, marketed, directly or indirectly to any person in any Member State of the EEA.

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HONG KONG

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- (b) upon their request and confirmation that they understand that interests in the Fund have not been approved or licensed by or registered with the UAE Central Bank, the SCA, DFSA or any other relevant licensing authorities or governmental agencies in the UAE; and
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