

Cambodia Development Fund Factsheet Updated 1 Jul 2020

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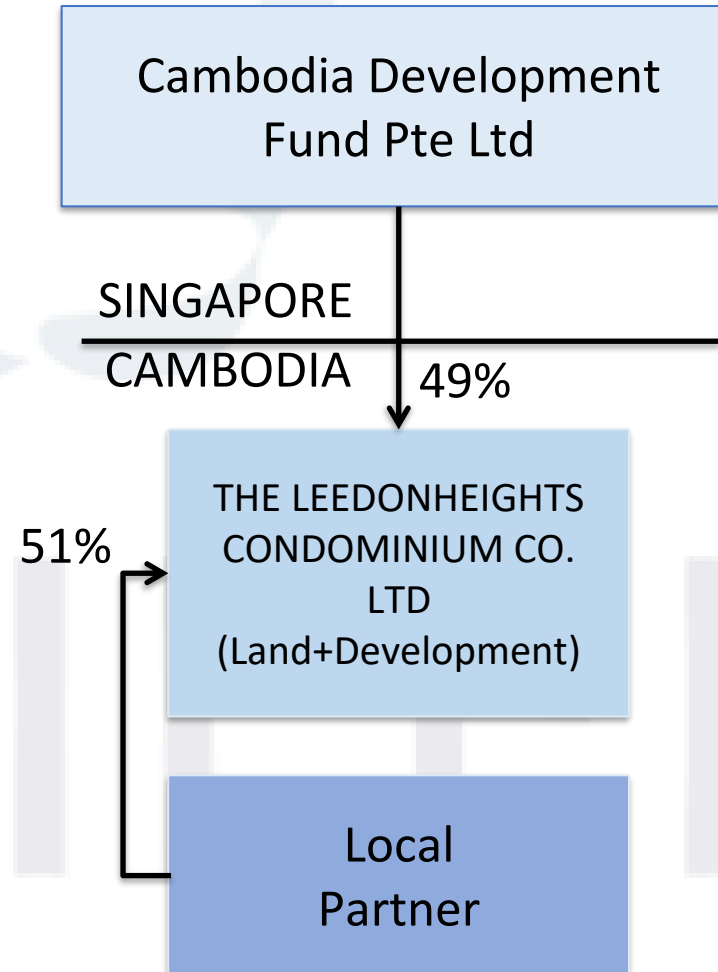
Target Fund Capital	: US\$ 37 Million
Fund Life	: 3 Years Investment/2 Years Exit Period (Jan 2020 – Dec 2024)
Target Gross Return (IRR)	: > IRR 18%
Pre-requisite	: Accredited/Institutional Investors only
Industry Focus	: Real Estate Development
Exit Strategy	: Strata Title Sales
Investment Region	: Cambodia
Hurdle Rate	: IRR 12%
Management Fee	: 1% on committed capital
Carried Interest (Performance Fee)	: 15% on capital gain after hurdle rate is achieved

A new product brought to you by: **Galilee Investment Management Pte Ltd**

Fund Structure



- Residential Condominium
- 4 Residential Blocks
- Commercial Block
- Total Saleable GFA ~90,000 SQM
- In Sen Sok District
- Projected GDV >USD\$150 Mil



Guarantee Option

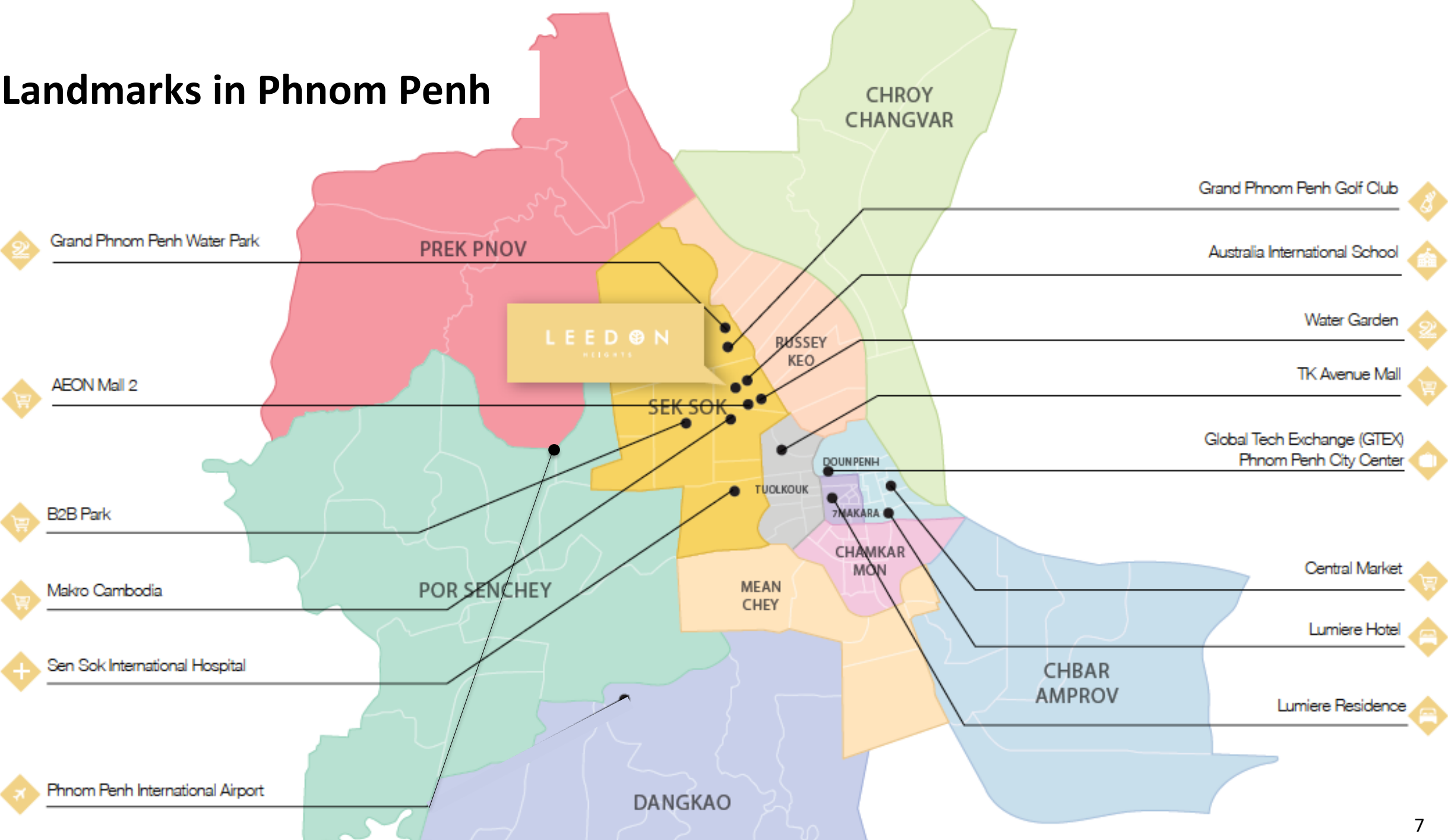
Metric	Share Class A	Share Class B
Returns	<ul style="list-style-type: none">• Priority in receiving final net proceeds• Guarantee 15% IRR• 50:50 split of excess profits above 15% IRR with Guarantor	No Guarantee. Actual Returns based on Net proceeds.
Guarantor	<ul style="list-style-type: none">• MSQM Pte Ltd• Collateral – MSQM Park	

Returns Illustration

- Assumes: US\$1M investment

Option Share Class A: 15% Guarantee Option				
	IRR (Value in US\$M)			
<u>Actual Project IRR</u>	10%	15%	20%	25%
1	1.15	1.15	1.18	1.20
2	1.32	1.32	1.38	1.44
3	1.52	1.52	1.62	1.74
4	1.75	1.75	1.91	2.10
5	2.01	2.01	2.25	2.53
Option Share Class B: No Guarantee				
	IRR (Value in US\$M)			
<u>Actual Project IRR</u>	10%	15%	20%	25%
1	1.10	1.15	1.20	1.25
2	1.21	1.32	1.44	1.56
3	1.33	1.52	1.73	1.95
4	1.46	1.75	2.07	2.44
5	1.61	2.01	2.49	3.05

Landmarks in Phnom Penh



International class amenities



AEON Mega Mall



National Bank of Cambodia



Makro Wholesale Megamart



Grand Phnom Penh Golf Club



Sen Sok International
University Hospital



Water Garden Theme Park



Australia International School

Commercial Retail Space



Enjoy a seamless lifestyle that does not end at your doorstep

Step out of your home and into a world of dining, shopping and lifestyle options and enjoy a life where all elements for holistic living are within easy reach



Supermarket



Cafe



Food Court



Medical Clinic





Fund Project Partners

Real Estate Developer



My Square Metre Pte Ltd (MSQM) is an award winning Real Estate Developer which looks to fundamentally change the process of investing, selling, buying and renting real estate much faster. As a mainstay of the business, MSQM develops residential and commercial properties / offices, hospitality sectors / Hotels. MSQM also provides real estate consultancy services to individuals or companies, to constantly stay ahead of the market outlook and the performance of various sectors and identify new opportunities.

Having completed 5 projects and several on-going projects in Cambodia , MQSM is poised to build a real estate portfolio with long term growth in mind.

<https://www.mysquaremetre.com>

Contact Us Today!

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