

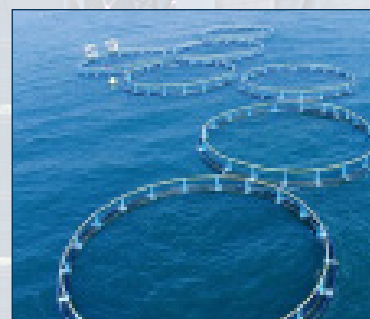
RED SWAN
CRE MARKETPLACE

WHITE ROCKS
HOLDING



GCC Select Fund 1

Fund Overview:





EXECUTIVE SUMMARY:

RedSwan presents the **GCC Fund 1** project, a 35-property portfolio encompassing multifamily, office, industrial, and hospitality projects, located in the GCC region of Qatar, a fast-growing region with a strong economy.

Our platform will create a liquidity opportunity through the recapitalization of 80% of its \$3B USD portfolio through its regulated platform for marketing and distributing the securities to potential investors, as well as managing the ongoing trading and liquidity of the securities.

FUND OVERVIEW:

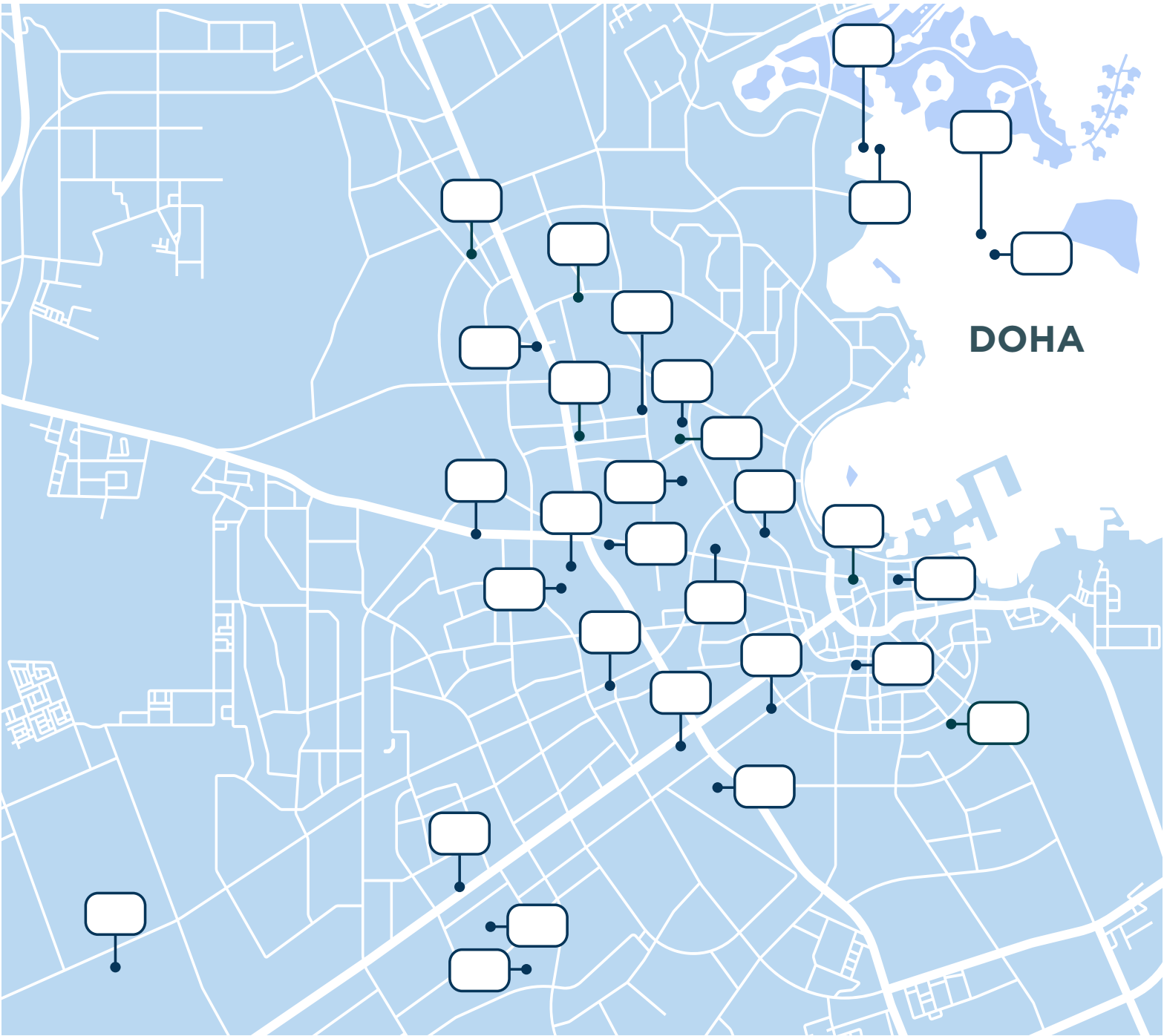
This all-cash portfolio comprises 35 diverse mixed-use real estate assets, featuring an 80% stabilization rate across office, multi-family, retail, and industrial sectors, complemented by 20% prime development sites poised for future growth and enhanced long-term yield. RedSwan CRE, in collaboration with a consortium of respected industry professionals, is poised to craft a tokenized fund structure, enhancing investment opportunities and mitigating risk for wealth managers, registered investment advisors (RIAs), and retail investors alike. The GCC real estate market, characterized by its stability, is also among the fastest-growing globally, projected to achieve a remarkable 5.70% growth rate from 2023 to 2028, with a current development pipeline valued at an astounding \$1.4 trillion, as reported by CBRE.

PERFORMANCE METRICS

Targeted Investor IRR: 27.5%*		Targeted Average Cash Yield: 8.5%*	
Net Operating Income \$3,620,00	Targeted 4quity Multiple: 0x*	Year Built 2024	Price Per Token \$50
		Closing Date 05-03	Target Period 99

** Targeted returns are subject to change*

PROPERTY PROFILES



1 INDUSTRIAL

SAMAKNA FISH FARMING PROJECT

High-Quality Produce:

Our farms deliver exceptional-quality fish and alfalfa to meet Qatar’s rising demand for premium agricultural products.

Food Security Enhancement:

By increasing local production, our innovative farms play a vital role in reducing reliance on imported food.

Economic Growth:

Our investments create jobs and stimulate the agricultural sector, driving economic diversification and resilience in Qatar.



PROPERTY PROFILES



2 RESIDENTIAL

MUSHAIREB AND AI RAYYAN

Prime Locations:

Situated in the most sought-after neighborhoods, providing easy access to dining, shopping, and entertainment venues.

Security and Privacy:

Equipped with top-tier security systems and offering private entrances and elevators to ensure residents' peace of mind.

Sustainable Living:

Living: eco-friendly features such as energy-efficient appliances and green building practices to promote sustainable urban living.





3 MULTIFAMILY

LUSAIL MARINA

Seamless Integration:

Residential, retail, office, and entertainment spaces blend to form cohesive, vibrant communities.

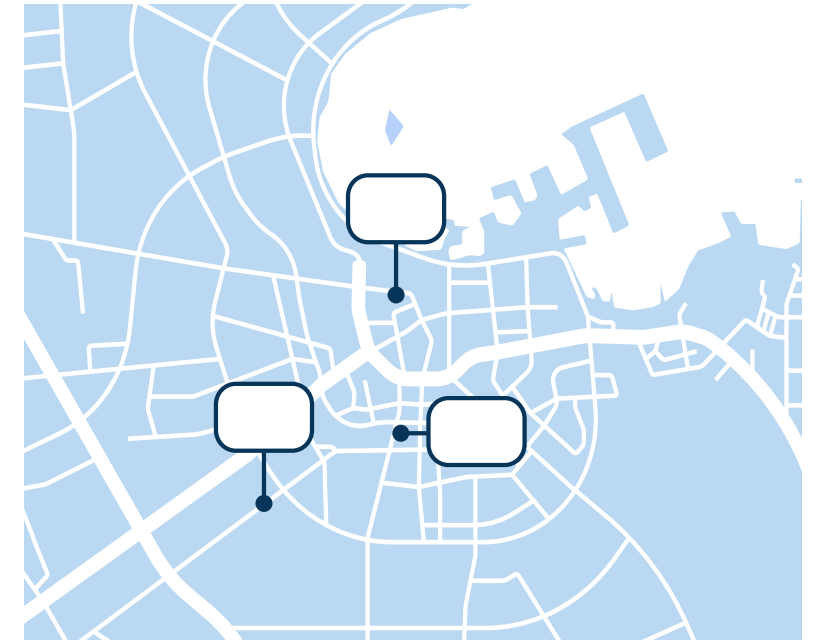
Dynamic Living:

Live-work-play environments offer convenience and a richer lifestyle experience.

Community Hub:

Increases foot traffic and fosters community connections and engagement.

PROPERTY PROFILES





INVESTMENT HIGHLIGHTS

PRIME LOCATION

Strategic Location:

Positioned in one of the fastest-growing economies in the Middle East, providing a solid foundation for investment.

Excellent Connectivity:

Proximity to major transportation hubs ensures seamless access and mobility.

Economic Growth:

Benefiting from Qatar's robust economic expansion and development, enhancing property value.

DIVERSIFIED REVENUE

Luxury Residential Properties:

Our portfolio includes high-end residential properties, which attract affluent tenants and buyers and generate substantial rental income and capital appreciation.

Agricultural Ventures:

We invest in productive agricultural assets, offering steady revenue through crop sales and other agricultural activities, which are less correlated with traditional real estate markets.

Reduced Market Volatility:

By diversifying across luxury real estate and agriculture, we mitigate risks associated with market fluctuations, ensuring more stable and reliable returns for investors over the long term.

SUSTAINABLE DEVELOPMENT PRACTICES

Eco-Friendly Design:

Incorporating sustainable design principles to minimize environmental impact and enhance building efficiency.

Energy Efficiency:

Implementing advanced energy-efficient systems reduces energy consumption and lowers operating costs.

Resource Conservation:

Qatar prioritizes resource conservation measures to align with its vision for environmental stewardship and sustainable development.

MARKET ANALYSIS:

WHY THE GCC?

Robust Growth:

Witness an average GDP growth of 5.6% between 2018 and 2023, with projections reaching 3.2% in 2024. This thriving market is poised for further expansion.

Diversification Beyond Oil:

Move beyond hydrocarbons with the GCC's commitment to non-oil sectors. Tourism, technology, logistics, and more are flourishing, creating a resilient and sustainable economic base.

Business-Friendly Landscape:

Governments are simplifying processes, reducing bureaucracy, and offering increased foreign ownership. This investor-friendly approach fosters confidence and growth.

Financial Stability:

Most GCC countries boast healthy fiscal balances and low debt levels, providing financial stability and the capacity to invest in infrastructure and development.







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