



vivid invest.

PROVEST HOLDINGS REAL ESTATE FUND¹

Vivid Invest's Cayman-based 'PROVEST HOLDINGS REAL ESTATE FUND' follows a value-add investment strategy. A team of private equity, finance, marketing and real estate professionals manages the Fund.

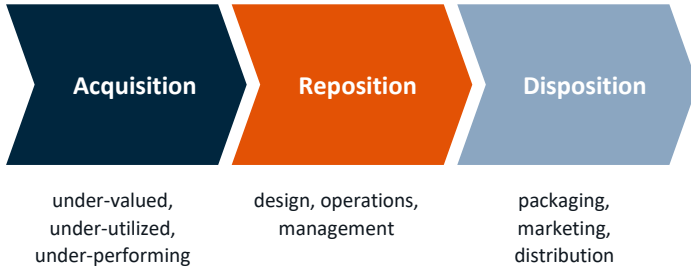
FUND STRATEGY

Vivid Invest follows a value-add strategy to unlock the full potential of undervalued assets. While Hong Kong is our core investment market, we also aim to invest in attractive under-utilized real estate in other locations in Asia.

Target assets must have excellent mid-term potential and provide immediate opportunities to add value through redevelopment, performance increase and repositioning. We develop individualized strategies for each asset beyond the traditional value-add investment approaches. Vivid Invest implements new use cases in cooperation with experienced operators. We enhance under-performing assets, and developed a proprietary health, well-being and sustainability-focused design concept.

In 2018 Vivid Invest launched the private placement 'Provest Holdings Real Estate Fund', with the aim to deliver compelling returns to investors with moderate to high-risk appetite. The Fund has an open-ended structure, allowing the flexible on-boarding and exit of investors.

VALUE-ADD CORE ELEMENTS



TRACK RECORD

Over the course of ten years, Vivid Invest has delivered healthy returns to its investors. Our past Funds have achieved an average investor return (IRR) of 14.6%. The Provest Holdings Real Estate Fund currently trades at a net asset value increase of +5%, following its initial investment ramp-up period. It is on track to achieve its target return by the end of 2022.

Vivid Invest has realized significant results in real estate investments covering all industry sectors. The Vivid Invest team has successfully managed over USD 50 million of investments over the past years, delivering average annual returns of +27% per investment.

SUMMARY FUND TERMS

INVESTMENT FUND:	Open-ended Cayman-based real estate Fund
FUND MANAGERS INVESTMENT:	5% up to max. 1.25M USD
MANAGEMENT FEES/ CARRIED INTEREST:	2% management fees/yr. & 20% performance fee above high-water mark
MIN. INVESTMENT:	USD 100,000
TARGET RETURN (NET):	13-15% IRR
INITIAL FUND RAISING CLOSE:	March 2018

TRACK RECORD

TTL ASSETS UNDER MANAGEMENT:	USD 50+M
PREVIOUS FUNDS IRR:	15% (weighted average)
UNDER MARKET / NEGATIVE INVESTMENTS:	None / None

PROVEST MANAGEMENT TEAM:



CHRISTOPH BANNERMAN MANAGING PARTNER

Chris 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. Chris has been actively engaged in the real estate industry for over 20 years.



HENNING VOSS PARTNER

Henning has over 15 years corporate experience as MD, Regional and Global Marketing Director of a Fortune 20 subsidiary. Henning holds an MSc in East Asian Business. His background spans from management to marketing, sales and wellness real-estate.



JAMES KATTAN, FUND MANAGER (CAYMAN)

James is with Waystone, the worldwide leader in fund governance, risk and compliance. He 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.

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COMPETITIVE ADVANTAGES

- ▶ The Management Team's combined 25+ years real estate investment experience covers all asset classes and investment stages. Our core strength is a deep local knowledge and understanding of the Hong Kong real estate market, which allows us to take advantage of the right opportunities at the right time.
- ▶ Vivid Invest developed a network of proprietary relationships with real estate agencies & agents, contractors, surveyors, architects, interior designers, financial institutions, legal advisors and experienced operators. Our know-how in sourcing, acquisition, financing, marketing and asset management enables us to achieve significant operating and investment returns.
- ▶ The fund volume allows Vivid Invest to only focus on underachieving and high-potential investments. Since the Fund does not rely on market appreciation, its value-add investment strategy creates an extra layer of downside market risk protection.
- ▶ The Management Team co-invests alongside its investors and provides proactive, timely, reliable and transparent investor communication. Our agile and hands-on management allows us to quickly adapt the Fund's investment strategy to changing market conditions and use short term opportunities.

KEY REASONS TO INVEST



BOUTIQUE FUND

Our fund size and strategy enable us to focus on below market investments which are typically under the radar of larger funds.

VALUE CREATION

Vivid Invest's value-add investment strategy creates a strong layer of downside market risk protection.

AGILE MANAGEMENT

Flexible, and hands-on Team with feet on the ground and skin in the game. Proven track record of quickly adapting strategy to changing market conditions.

INNOVATIVE CONCEPTS

Our deep understanding of the HK real estate market enables us to implement innovative redevelopment concepts and use cases to maximize returns.

EXCEPTIONAL PERFORMANCE

The Fund targets an IRR of 13-15%. To date we have managed >USD 30M of RE investments delivering an AVG annual return of +27% per investment.

Provest Holdings Ltd

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FUND SERVICE PROVIDERS



INVESTMENT CASE STUDY HING WAI CENTRE, HONG KONG



Purchase of an industrial half-floor in Tin Wan.

Strategy: Undervalued purchase with asset play & value add potential

Acquisition: DEC 2020 @ HKD 51.9M
Exit: MAR 2021 @ HKD 73.7M
Performance: +29.5% investor ROI
+616% market outperformance

INVESTMENT CASE STUDY HIVE LAI CHI KOK, HONG KONG



Purchase of an industrial top floor & roof in Cheung Sha Wan

Initial Strategy: Commercial sub-division & strata sale
Strategic Pivots: mini-storage -> data center -> wine cellar -> co-working.
Redevelopment: Coworking space operated by The Hive under Management Agreement

Acquisition: OCT 2018 @ HKD 42M
Operation Start: JAN 2021
Target Exit: DEC 2021 @ > HKD 70M
Projected Result: +30% project ROI despite volatile market environment

DISCLAIMERS

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