



Kings Courts




Argus University Challenge 2024



Altus Group

**GREENREALM
CAPITAL**



“Some people look for a beautiful place. Others make a place beautiful.”

– Hazrat Inayat Khan

Submitted to:

ARGUS University Challenge 2024

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Special thanks to Dr. Charles Tu for your support and commitment!

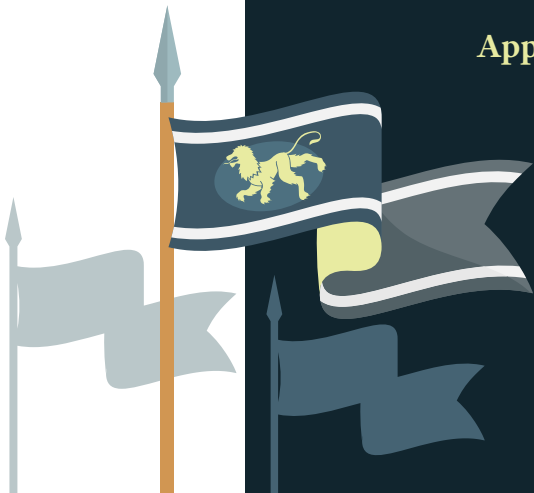
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To our Esteemed King and Investment Committee of the Royal State Fund,

It is with great honor and enthusiasm that GreenRealm Capital addresses you regarding the innovative development project proposed by His Majesty for the esteemed royal estate. Upon learning of the remarkable achievement of the Minutania Castle and its surrounding parkland in the prestigious “Most Desirable Properties of the World” competition, we were deeply impressed. The global recognition garnered by the picturesque castle underscores the immense potential it holds not only as a symbol of Minutania’s cultural heritage but also as a strategic asset for economic development.

Having had the privilege of experiencing the captivating atmosphere of Minutania firsthand during our stay in 2023, GreenRealm Capital can attest to the unique charm and beauty of the region. The King’s vision to capitalize on this favor and transform the area into Kings Courts, a cutting-edge research and technology campus, is bold and visionary. The proposed mix of living, working, and leisure facilities, complemented by excellent transportation access and proximity to international metropolises, positions Kings Courts as a premier destination for global companies and their discerning workforce. Additionally, these additions will make the Kingdom of Minutania one of the most desirable places in the world.

GreenRealm Capital is deeply privileged to have been entrusted with preparing a summary investment recommendation for your esteemed consideration. In addressing the specific parameters outlined by the Royal State Fund, we are confident in our ability to meet and exceed expectations. GreenRealm Capital recommends selling The Brain to Potpourri for €55,500,000 in Q1 2026, thereby not selling the Tower to Maximax for €61,300,000. Furthermore, we recommend selling High Views for €35,042,926 in Q3 2028 for additional investor returns.

After a detailed investment analysis of the Kings Courts development, we anticipate a targeted equity multiple of 2.0x and a double digit internal rate of return. In order to achieve these return metrics, €234,977,430 in equity must be raised in conjunction with a €169,984,953 interest-only construction loan, as well as €135,000,000 in leverage. This is in addition to a €20,000,000 grant from the EU Structural Fund for Regional Development. Utilizing this capital stack, it is possible for you to achieve a 35% LTV and 1.5x DSCR.

Our firm holds a strong belief that this development will not only yield profitable returns but also serve as a sustainable addition to your portfolio. We are excited about the prospect of contributing to his transformative project and are at your disposal to provide any additional information or clarifications you may require.

Sincerely,

GreenRealm Capital





Executive Summary

Mission Statement

At GreenRealm Capital, our mission is deeply rooted in responsible investment practices and our commitment to comprehensive environmental impact assessment. GreenRealm Capital is a market-leading, fully integrated real estate investment advisory firm with a core investment strategy. We provide a full spectrum of real estate investment services by consulting, leasing, acquiring, and managing properties across all real estate asset classes.

Our firm's unwavering commitment to achieving risk-adequate and stable returns is matched only by our dedication to fulfilling our responsibility to society. We prioritize long-term investments not only to maximize investment performance but also to have a lasting positive environmental impact on the communities we serve. Through meticulous analysis and foresight, we navigate complex decisions, including the potential sale of properties and creative financing, to optimize capital appreciation and secure our projects' long-term success. GreenRealm Capital is committed to excellence, innovation, and sustainability as we strive to create enduring value for our partners and investors.

Development Overview

Our investment committee strongly recommends that Kings Court transform its 9.6-hectare site into a cutting-edge tech and research campus, incorporating 22,250 square meters multifamily space, 27,000 square meters of office space, 2,500 square meters of retail space, and 12,000 square meters of leisure space. The comprehensive development plan encompasses over 10 parcels of land. Within a mere two years, the area will undergo a remarkable transformation, encompassing 96,000 square meters and solidifying its status as one of the world's most attractive locations.

Site Description

Set upon 9.6 hectares amidst beautiful parks, adjacent forests, and the Minutania golf course, Kings Courts emerges as a visionary, car-free research and technology campus. Kings Courts spans from east to west, offering captivating vistas of Minutania's capital city to the east and the Gulf of Pekunia to the west. The campus finds itself conveniently proximate to Minutania's International Airport to the south, ensuring seamless accessibility for residents and visitors alike.

Entrance into the site is strategically positioned at the southeast corner, optimizing access for construction endeavors. This locale also serves as the prime site for an underground car park, seamlessly blending with the landscape and preserving the expansive parkland designated for public enjoyment.

At the heart of Kings Courts reigns the majestic castle of Minutania. Adjacent to the children's wing of the palace is the prince's extensive kitchen garden, soon to be transformed into the vibrant public leisure zones of Mini-Minutania, which will be under the stewardship of the Minutania Children Foundation.

In the northwest quadrant, the Minutania golf course unfolds, offering a serene retreat alongside the scenic coastline. Adjacent, The Traditionals restaurant promises culinary delights amid the

Parcel Breakdown

Parcel	Building Name	Asset Type	Lot Size (SQM)	Floor Area (SQM) IMPS 1
1	The Tower	Office	3,000	9,000
2	The Depots	Office	5,000	10,000
3	The Brain	Office	4,000	8,000
4	Grand Views	Apartments	4,000	8,000
5	High Views	Apartments	3,000	6,250
6	Wide Views	Apartments	4,000	8,000
7	Peak Views	Apartments	3,000	7,500
8	Mini-Minutania	Leisure	4,000	5,000
9	The Traditionals	Restaurant	1,000	1,500
10	The Veggies	Restaurant	800	1,000
X	The UGrounds	Parking	64,200	12,000
X	Park	Park		
Total			96,000	

idyllic backdrop of golfers in action, reminiscent of Pebble Beach in California.

To the east of the golf course, the Grand Views multifamily complex basks in panoramic vistas of Mini-Minutania, the castle, and the surrounding natural splendor. In contrast, the northeast portion of Kings Courts houses Wide Views, positioned to offer a comfortable living experience away from the bustling offices.

High atop the property, the High Views commands sweeping panoramas of Kings Courts, flanked by parks on either side. The Veggies restaurant enjoys proximity to the fertile farmland bridging Kings Courts with the capital city.

The strategic clustering of office buildings at the south end of King Courts further fosters collaboration and networking, with The Tower standing sentinel near the castle. Lastly, Peak Views is strategically positioned along the coast with convenient access to beaches, offices, and a dog park.

Construction:

Construction is predicted to occur over a two-year period, with stabilization scheduled for Q1 2026. The majority of the 10 parcels will remain under the ownership of the kingdom, ensuring continued community satisfaction and prosperity.

Our team has estimated the following costs throughout the development, see chart: Construction Budget.

During the initial phase, spanning from Q1 2024 to Q1 2026, we recommend using a combination of grant funding, equity investments, and a construction loan to facilitate the development process. By the start of Q1 2026, we suggest transitioning to a permanent loan from the existing construction debt by refinancing into loans from the EU Structural Fund for Regional Development and the Bank of Minutania.

The following chart provides a comprehensive overview of the project timeline:

Construction Budget

Parcel Name	Total Cost (PC)	Total Cost (Euros)
Tower	53,250,000	52,185,000
Depots	40,250,000	39,445,000
Brain	38,250,000	37,485,000
Grandviews	48,000,000	47,040,000
High Views	33,000,000	32,340,000
Wide Views	40,000,000	39,200,000
Peak Views	40,500,000	39,690,000
Mini Minutania	15,000,000	14,700,000
The Traditionals	6,000,000	5,880,000
The Veggies	5,200,000	5,096,000
The U Grounds (Parking)	30,000,000	29,400,000
Castle Exterior	4,080,000	4,000,000
Park	10,000,000	9,800,000
Total Constructon Costs	363,530,000	356,261,000
Total Development Fees	54,529,500	53,439,150
Total Constructon Costs	418,059,500	409,700,150

Sources & Uses -

Sources	Total	%	Per GSM	Party
Equity	\$234,977,430	55%	\$2,448	Royal State Fund
Construction Loan	\$169,984,953	40%	\$1,771	EU & Minutania
Grant	\$20,000,000	5%	\$208	EU Structural Fund
Total	\$424,962,383	100%	-	-

Uses	Total	%	Per GSM	Timeline (Mo)
Construction Costs	\$356,261,000	84%	\$3,711	January 2024 --> December 2025
Construction Fees	\$53,439,150	13%	\$557	January 2024 --> December 2025
Ground Lease (27mo)	\$2,227,105	1%	\$23	January 2024 --> March 2026
Capitalized Intrest	\$7,090,618	2%	\$74	January 2024 --> March 2026
Tennant Improvements	\$3,266,688	1%	\$34	January 2026--> March 2026
Leasing Commissions	\$2,677,822	1%	\$28	January 2026 --> March 2026
Total	\$424,962,383	100%	-	-

Timeline

Construction								Refinance	Sell The Brain								
2024				2025				2026				2027					
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		

Refinance	Sell High Views	Cash Flow to Investors								Cash Flow to Investors							
2028				2029				2030				2031					
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		

Cash Flow to Investors							
2032				2033			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4

Market Overview

1. Historic Family Castle:

The historic Kingdom of Minutania family castle stands as an iconic landmark to the early modern period of European history. Positioned along the Gulf of Pekunia surrounded by vast natural parklands, and built in classic 1717 style, the Minutanian Castle is one of the most sought-after properties in the world. Prior to this mixed-use development, the castle grounds served as a retreat for privileged tourists, only hosting 11,324 visitors in 2023. As one of these lucky few we recognize how this hidden gem will drive tourism growth for decades to come.

2. Capital City

The nearby capital city of Minutania boasts a robust and flourishing economy, anchored by a diverse array of industries and supported by strong local infrastructure. An abundance of dining and entertainment options, as well as high-quality amenities are spread throughout the city, catering to the needs of both residents and tourists. The proximity of the capital city to Kings Courts enhances the appeal of long term rental units as well as tourists looking to escape the metropolitan atmosphere for a relaxing vacation on the Gulf of Pekunia.

3. Airport Expansion

The Kingdom of Minutania is poised for a transformative leap in its tourism and economic sectors with the expansion of the Minutanian International Airport. Formerly accessible only via private aircraft, this strategic expansion will soon open its gates to commercial flights, ushering in a new era of accessibility and opportunity. This expansion signifies a step towards modernization, bringing several international metropolises within a three hour flight. Improved connectivity will enable droves of tourists to explore the extensive Minutanian parklands. Businesses will leverage Minutania's strategic location to conduct operations within neighboring metropolitan regions as well. The economic growth required to support waves of visitors will bolster local enterprises, and create more employment opportunities in the region.



Market Potential

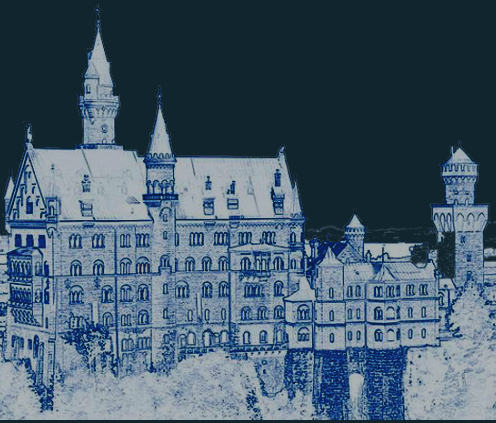
The Kingdom of Minutania's decision to join the European Union in 2025 and adopt the Euro as its currency in 2030 signifies a pivotal step toward global connectivity and economic integration.

World Trade

This move aligns Minutania with one of the world's largest economic blocs, unlocking new trade opportunities and benefits. The EU accounts for 15% of the world's trade in goods, and one of the three largest global competitors in international trade along with China and the United States. This enhanced trade access afforded to Minutanian based companies such as WeStillWork and Dymler Automotive, will allow them to thrive on the international stage. They will be able to draw from a pool of 17 million EU citizens to grow their workforce. The success generated by this wider market will draw more resources and employees to Kings Courts.

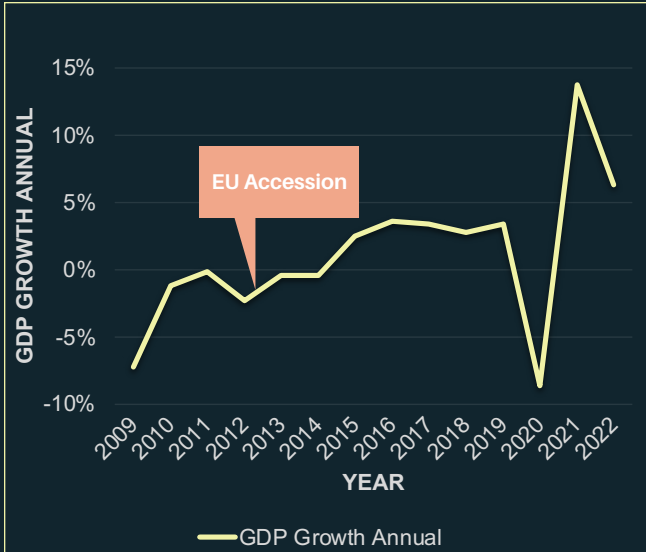
Euro Currency

Minutania's adoption of the Euro offers numerous benefits. These include material price stability for domestic businesses and simplifying transactions within the EU. The adoption of a centralized currency promotes economic stability and growth in Minutania, encouraging foreign investor confidence in the region.

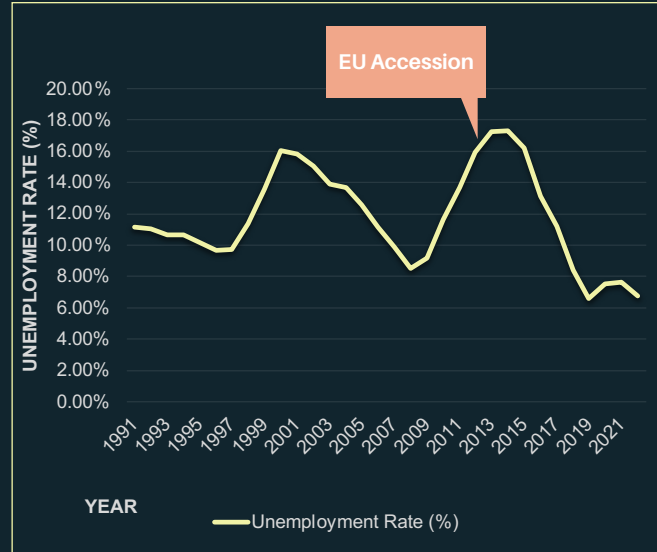


Croatia Comparison

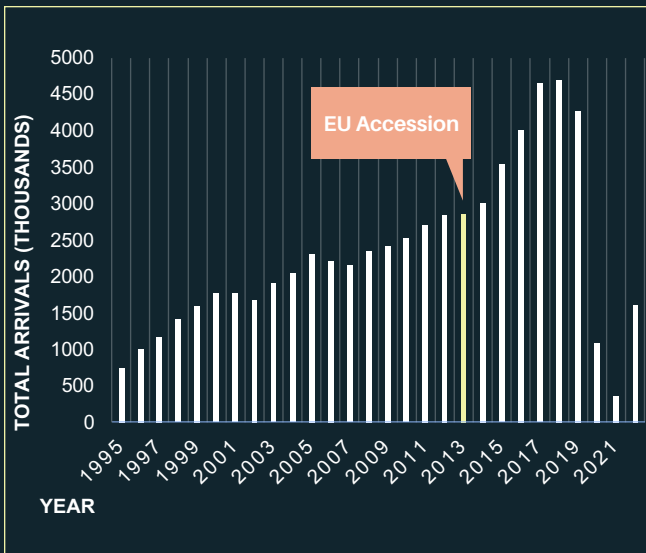
Joining the EU has been linked to enhanced economic growth, reduced unemployment rates, and a surge in tourism activity. Accession to the EU can particularly bolster a country's tourism sector by providing increased exposure to a broader market of potential visitors. Member countries have observed notable improvements such as upgraded infrastructure, enhanced transportation networks, and streamlined visa procedures, all of which contribute to a more seamless living experience. A compelling illustration of these advantages can be seen in the statistics of Croatia, the most recent EU member state in 2013, showcasing the tangible benefits that can accrue from EU integration.



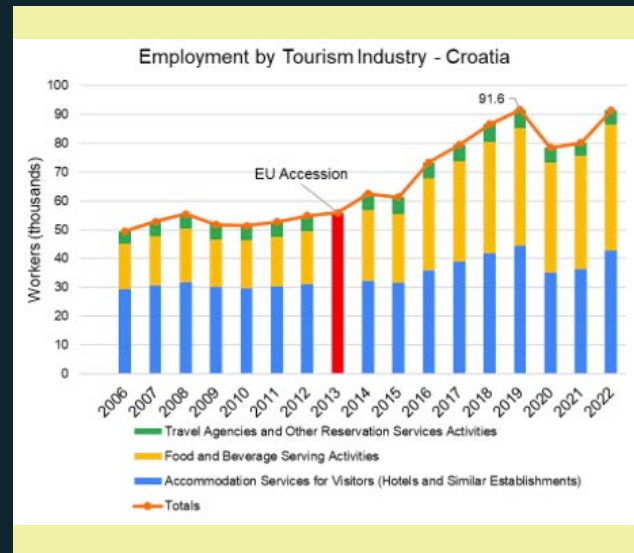
Croatia Gdp Growth , Source: The World Bank



Croatia Unemployment Rate, Source: macrotrends.net



Croatia Inbound Tourism , Source: unwto.org



Croatia Employment by Tourism Industry , Source: unwto.org

Research & Technology

In addition to fostering tourism, there is a strategic initiative to leverage the prime location of Kings Courts to attract forward-thinking technology entrepreneurs and dynamic companies. Drawing companies with innovative business strategies to Minutania is imperative to extending the longevity of the development and the country's continued economic growth.



Access to Talent

With the implementation of the Kings Courts research and technology campus, leading global organizations will have the opportunity to tap into Minutania's diverse talent pool. This allows these organizations to access the expertise and perspectives of Minutania's citizens, fostering innovation and creativity.



Global Collaboration

As the Kingdom of Minutania prepares to join the European Union, the establishment of Kings Courts will facilitate collaboration and innovation among experts across Europe and beyond. The central location to several international metropolises will foster the exchange of ideas, interdisciplinary research, and the development of groundbreaking solutions to global challenges.



Market Expansion

As Europe's newest tech campus, leading organizations like, Telex, and MultiEnergy will gain a deeper understanding of the local Minutanian market and effectively utilize local supply chains and services. This enables these organizations to expand their market share and contribute to Minutania's economic growth.

Sustainability Overview

Current Implementations

The primary goal of the Kings Courts development is to blend the historic legacy of Minutania with state of the art advancements to create a sustainable landmark for future generations. The current development plan includes several sustainability initiatives to achieve this goal, including:



Car-free Campus: The development will promote sustainable transportation options such as walking and cycling.



Preservation of Historic Facilities and Sightlines: The preservation of the Minutanian castle and its scenic vistas will uphold the historical authenticity of the location.



Public Outdoor Leisure Zones: Mini-Minutania and Publix will offer green spaces and outdoor recreational activities for visitors and residents alike.



Solar Panel Utilization: Solar panels will be installed on the castle's roof to supply energy for the royal family's use, reducing the reliance on traditional energy sources.



Smart Building Technologies: Building Automation Systems (BAS), Energy Management Systems (EMS), occupancy and space utilization monitoring, intelligent lighting systems, smart HVAC systems, building security, and integrated building management platforms will be incorporated.



Sustainability and Green Building Features: The development will integrate sustainability and eco-friendly building elements, including the utilization of locally and ethically sourced construction materials, alongside certifications such as LEED or BREEAM.

Proposed Additions

After analyzing the current implementations in the Kings Courts development plans, there are several additional measures that can be taken to enhance sustainability and innovation on the campus. To ensure that the Kingdom of Minutania is viewed as a premier hub in Europe and the world, we recommend the following additional implementations:



Water Conservation System: To promote water efficiency, low-flow plumbing fixtures will be deployed and landscaping methods that prioritize water conservation. Moreover, harnessing rainwater for irrigation and non-potable purposes while implementing greywater recycling systems will facilitate onsite water reuse.



Waste Management: In an aim to manage waste efficiently, recycling and composting programs will be established for residents, businesses, and restaurants. Smart waste bins with sensors will be utilized for efficient waste collection. Additionally, zero-waste initiatives will be promoted and incentives offered to support waste reduction efforts.



Community Bikes and Bike Paths: Sustainable transportation will be promoted by implementing bike stations around campus and creating a bike path that spans the entirety of the development. Bicycle repair stations and bike-sharing programs will also be provided to promote active transportation and reduce carbon emissions.



Walking Path: For the well-being of the community, a pedestrian walking path will be built to promote exercise and fitness.



Minutania ESG Committee: To drive sustainability efforts, an ESG committee will be established. This committee will track and report ESG usage. They will also ensure building BREEAM or LEED standards are upheld in perpetuity.



Community Gardens and Urban Agriculture: To promote sustainable agriculture, community-managed garden plots will be developed where residents can grow their own food. Moreover, gardening workshops, composting classes, and seed exchanges will be provided to advance food sovereignty and build resilience.



Outdoor Recreation and Fitness Facilities: Fitness stations, yoga decks, and outdoor sports courts will be installed to encourage physical activity and wellness.



Outdoor Wi-Fi and Digital Connectivity: To enhance connectivity, outdoor Wi-Fi and digital information kiosks will be provided.



Open-Air Performance Venues: To facilitate cultural enrichment, outdoor stages, performance spaces for concerts, theater productions, and cultural performances will be designed. These venues can host music festivals, dance performances, and storytelling events that celebrate local talent and cultural diversity.

The integration of these sustainable initiatives to Kings Courts will set an example for the EU and global community for the possibilities of a green energy future. This beacon of sustainability will draw both media and investor attention. Should the court desire to raise more outside equity, these sustainable initiatives will make every building compliant with Article 8 of the EU's Sustainable Finance Disclosure Regulation.

Development Risks

Interest rates

The Euribor, or Euro Interbank Offered Rate, is a daily reference rate reflecting the average interest rates at which eurozone banks lend to one another in the interbank market. Set by the European Money Markets Institute (EMMI), the Euribor serves as a reliable benchmark for interest rates on real estate loans, providing a transparent indication of borrowing costs in the eurozone and influencing the rates offered to borrowers for mortgages and other real estate financing products.

As the Kingdom of Minutania prepares to join the European Union in 2025 and adopt the Euro as its currency in 2030, it emphasizes the significance of monitoring the Euribor rate. This rate played a crucial role in determining interest rates on construction loans and permanent loans within the analysis. Based on the Euribor 12-Month rates, our firm applied a spread and determined a proper interest rate to apply to each debt instrument as shown in the analysis section of this report.



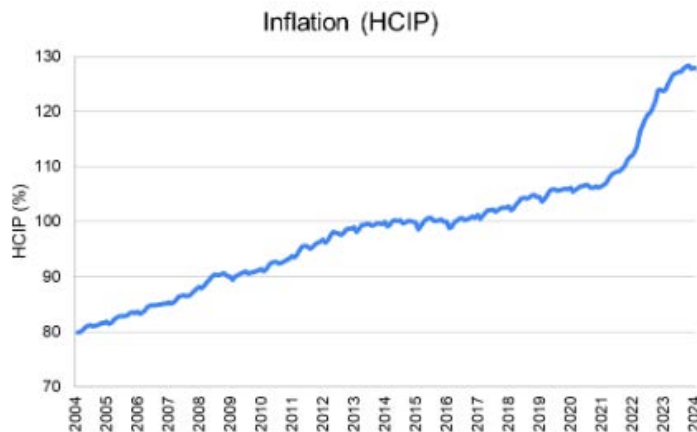
Interest Rates , Source: Euriborrates.eu

Inflation

The Harmonized Index of Consumer Prices (HICP) is often considered the best metric for analyzing overall inflation in Europe. HICP is a standardized measure of inflation that allows for comparison across different European Union countries. The European Central Bank (ECB) and Eurostat, the statistical office of the European Union, use the HICP as their main indicator for inflation targeting and policy-making decisions.

In the analysis inflation guides income and expenses. Inflation has been at an all time high since the COVID-19 pandemic. Through analysis of government and market sentiment, Inflation rates are predicted to cool over the next two years of construction. The assumptions that were used in our underwriting is as follows:

1. Expense Inflation 1.5% YoY
2. Market Inflation 5-10% in 2025, 2.5% YoY moving forward
3. General Inflation 1.5% YoY



Inflation , Source: Euro Stat





Kings Courts Site Overview and Analysis



Office Tenants

The Tower

- The Tower is on a 3,000 sqm lot, and 9,000 sqm of floor area, with speculative tenants using 80% of the space, equating to 7,200 rentable sqm.
- The construction will be tailored to suit the needs of potential tenants with minimal alterations required. The office space is designed to be Realm-Ready, wherein GreenRealm Capital engages with tenants to integrate fewer modifications. The Tower will be divided into two floor spaces.
- The Tower should see the highest returns among the office properties in Kings Courts due to the tenants paying a 15% premium over The Depots and The Brain.
- The start of the tenants' 10-year lease would begin in April 2026. Tenant improvement and leasing costs associated with the Tower would equate to €3.6 million over a 10-year hold, which is appropriate due to the Tower's building size.
- Year 4 operating expenses at the Tower equate to 16.6% of effective gross income.
- The US Blue Chip Company Maximax is potentially offering a net purchase price of €61,300,000 for the Tower.

Considering the prevailing market dynamics within Class A office properties, we have determined that cap rates average

approximately **5.75%**. This rate is deemed justifiable given the exceptional appeal of this location, which consistently draws top-tier tenants owing to its high foot traffic and desirability. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 Net Operating Income (NOI) to derive a reversion value of **€67,847,487**. Subsequently, we discounted this projected valuation alongside the annual cash flows at a Weighted Average Cost of Capital (WACC) of **7.05%** to ascertain a valuation of **€55,287,669** by Year 3.

We conducted a thorough analysis regarding the potential sale of The Tower upon completion of development. **Upon receiving a bid of €61,300,000, we assessed that there is greater potential to unlock value by selling The Brain instead of The Tower.** Furthermore, The Tower is projected to generate robust cash flows, as tenants are expected to pay a premium of **15%** compared to those in The Depots and The Brain. GreenRealm Capital places significant emphasis on strong cash flows, prioritizing this aspect for the King and the Investment Committee of the Royal State Fund over immediate returns.



WeStillWork is a dynamic coworking space in The Depots. The space offers freelancers, entrepreneurs, and remote workers a modern and flexible workspace that encourages creativity and collaboration. Membership options range from hot desks to dedicated individual offices. WeStillWork caters to individuals and teams of all sizes. There is a community focus, hosting regular networking events and workshops to facilitate meaningful professional connections and stimulate creativity. Every WeStillWork space embraces modern designs and furnishings, boasting high-end amenities. Standard features include reliable high-speed internet, a coffee bar, bike storage, and printing services. Whether you're seeking a quiet space to focus or a vibrant environment to collaborate, WeStillWork provides the ideal setting for productive work and meaningful connections.

The Depots

- The Depots is on a 5,000 sqm lot, and 10,000 sqm of floor area, with tenants using 80% of the floor area, equating to 8,000 rentable sqm. The building is currently pre-leased by WeStillWork which will take up the entire tenant space of the building.
- WeStillWork lease starts February 2026. The lease term is 5 years with a 5-year tenant option and tenant improvements and leasing commissions equating to roughly €2,500,000. The tenant has a credit rating of C with a monthly gross rent of €320,000.
- The potential risk with a single tenant at the Depots is the amount of rent WeStillWork would be paying annually, which equates to €3.5M in Year 3.
- Year 4 operating expenses equate to 20.1% of effective gross income.

THE DEPOTS

- WeStillWork is potentially looking to set up a coworking space and may sublet part of the space in The Depots.

Considering the prevailing market dynamics within Class A office properties, we have determined that cap rates average approximately **5.75%** for offices. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€61,749,976**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 7.39% to ascertain a valuation of €53,046,745 by Year 4 upon stabilization.**



Dymler Automotive is an ambitious electric car startup in The Brain focused on redefining the automotive landscape. Led by a team of forward-thinking engineers and designers, Dymler is dedicated to producing electric vehicles that seamlessly combine sustainability with high performance. Their flagship model, the Dymler E1, is a sleek and stylish electric sedan boasting competitive range and acceleration to leading electric models on the market. Dymler's commitment to innovation extends to their manufacturing processes, using eco-friendly materials to ensure their vehicles have minimal environmental impact. By utilizing cutting-edge technology, including advanced autonomous driving features and a state-of-the-art infotainment system, Dymler Automotive is at the forefront of the electric car revolution, offering a compelling vision for the future of transportation in Minutaina and across the larger EU.



Telemax is a leading telecommunication company that will occupy office space in The Brain. Emphasizing sustainability, Telemax is committed to providing advanced communication solutions with minimal environmental impact. Services include high-speed internet, mobile communications, and digital TV, all powered by renewable energy sources. What sets Telemax apart is its dedication to using eco-friendly materials in its infrastructure, and investing in green technology to reduce carbon emissions. Telemax supports local communities by providing access to telecommunication services in rural regions of Minutaina, bridging the digital divide and promoting economic development.



MultiEnergy is a pioneering sustainable energy company in The Brain dedicated to revolutionizing the way we power our world. Committed to environmental stewardship, MultiEnergy harnesses the power of renewable energy sources such as solar, wind, and hydroelectric power to provide clean, reliable energy solutions. Offering a range of products, including residential and commercial solar panel installations, energy storage solutions, and electric vehicle charging stations, MultiEnergy is at the forefront of the green energy movement.

The Brain

- The Brain is on a 4,000 sqm lot, and 8,000 sqm of floor area, with tenants using 85% of the floor area, equating to 6,800 rentable sqm.
- Three tenants are pre-leased to The Brain, which include Dymler Automotive, Telemax, and MultiEnergy. The tenants' leases will begin January 2026.
- Dymler Automotive has a B+ credit rating and will take up 1,600 sqm of floor space. The tenant's monthly gross rent will be €57,600 on a 10-year lease. There will be a rent review after 5 years with rent adjustment upwards only. Dymler Automotive will be provided with a tenant improvement of €500,000.
- Telemax has an A credit rating and will take up 1,800 sqm of floor space. The tenants monthly gross rent will be €81,000 on a 5-year lease.
- MultiEnergy, the largest tenant, has an A- credit rating and will take up 2,000 sqm floor space. The tenant's monthly gross rent will be €80,000 on a 5-year lease with a 5-year tenant option. Rent adjustment from Year 4 onwards will be €44 euro/sqm.
- A fourth tenant will be added to taking up 1,400 sqm of space. This potential fourth tenant will start their lease in February 2026.
- Year 4 operating expenses for the Brain will equate to 19.9% of effective gross income.
- The Indian Company Potpourri is potentially offering a net purchase price of €55,500,000 for the Brain.

Considering the prevailing market dynamics within Class A office properties, we have determined that cap rates average approximately 5.75% for offices. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points. Subsequently, we discounted this projected valuation alongside the annual cash flows at a WACC of 7.22% to ascertain a valuation of €46,974,886 by Year 3.

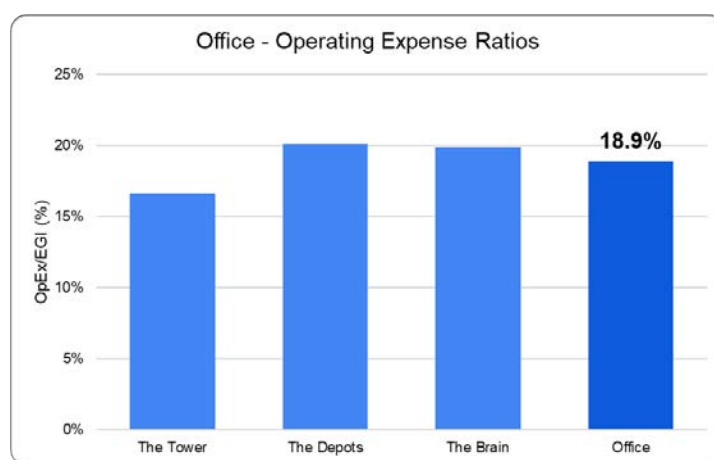
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Office Tenants

Tenant	Credit Rating	Building	Floor Area (sqm)	Rent Price / sqm	Monthly Gross Rent [€]	Lease Term	Lease Tenant Extension Option	Tenant Improvements	Rent Adjustments
WeStillWork	C	The Depots	8,000	40	320,000	5Y	5Y	1,500,000	Indexed
Dymler Automotive	B+	The Brain	1,600	36	57,600	10Y		500,000	Rent Review after 5Y (upwards)
Telex	A	The Brain	1,800	45	81,000	5Y			
MultiEnergy	A-	The Brain	2,000	40	80,000	5Y	5Y		44€/sqm from 4Y (onwards)

Office Operating Expenses

Operating expenses were calculated by considering the unique characteristics of Class A office. We evaluated the operating expense ratios in relation to effective gross income and calculated precise ratios of operating expenses to effective gross income customized for each specific asset category. This analytical framework not only provides a nuanced understanding of operational costs but also enables informed decision-making in investment strategies. Due to the Class A nature of our new development, in conjunction with progressive sustainability practices, we expect our operating expenses to be lower than the typical market ratio.



Operating Expenses

Office MLAs

Based on consultation with industry professionals in the Western European market, the following MLAs were employed.

Office MLAs

	The Tower	The Brain - Telex (A)	The Brain - MultiEnergy (A-)	The Brain - Dymler (B+)	The Depots - WeStillWork (C)
Term Length (Years)	5	5	5	5	5
Renewal Probability	85%	80%	75%	70%	65%
Months Vacant	3	3	4	5	6
Market Base Rent (sqm/month)	€52.90	€50.82	€40.66	€45.18	€45.18
Free Rent (months)	3	3	3	3	3
New TI (sqm)	€225.88	€163.77	€135.53	€112.94	€96.00
Renew TI (sqm)	€56.47	€79.06	€67.77	€56.47	€50.82
New LC	4%	4%	4%	4%	4%
Renew LC	2%	2%	2%	2%	2%
Vacancy	3%	3%	3%	3%	3%
Recoveries	€60,069.00	€5,981.00	€6,728.00	€7,476.00	€22,560.00

Multifamily Tenants

Kings Courts offers four distinct multifamily complexes: Grand Views, Peak Views, High Views, and Wide Views. These buildings encompass a spectrum of residential offerings, spanning from upscale luxury apartments to mid-tier accommodations, with affordable housing options tailored for employees.



Grand Views

Luxury Living

Grand Views stands as the epitome of luxury living in the Kingdom of Minutania. Grand Views offers a unique opportunity for those seeking unparalleled sophistication and elegance.

Analysis

- The Grand Views is on a 4,000 sqm lot, and 8,000 sqm of floor area, with residents using 85% of the floor area, equating 6,800 rentable sqm.
- The Grand Views is the only multifamily complex that will include small, medium, and large apartment floor plans, for a total of 33 units.
- Small floor plans will equate to 100 sqm in size. There will be 18 units with 50% pre-leased, and average credit rating of A. The monthly gross rent for small units will equate to €35 per square meter.
- Medium floor plans will equate to 250 sqm in size. There will be 10 units with 20% pre-leased and average credit rating of A. The monthly gross rent for medium units will equate to €31 per square meter.
- Large floor plans will equate to 500 sqm in size. There will be

Positioned adjacent to the Minutania golf course, Grand Views boasts the most coveted vistas in the entire kingdom. Each residence provides panoramic views of the majestic castle and its sprawling parklands, the Minutania golf course, and Mini-Minutania, offering a daily spectacle fit for royalty. As soon as residents enter the elegant lobby, they experience a sense of luxury and exclusivity.

Residents of Grand Views are invited to indulge in a wealth of world-class amenities designed to cater to their every desire. Whether relaxing by the resort-style pool and spa, unwinding in cabanas with a refreshing drink from the poolside bars, or engaging in friendly competition on the sports courts, every moment at Grand Views is an experience to savor.

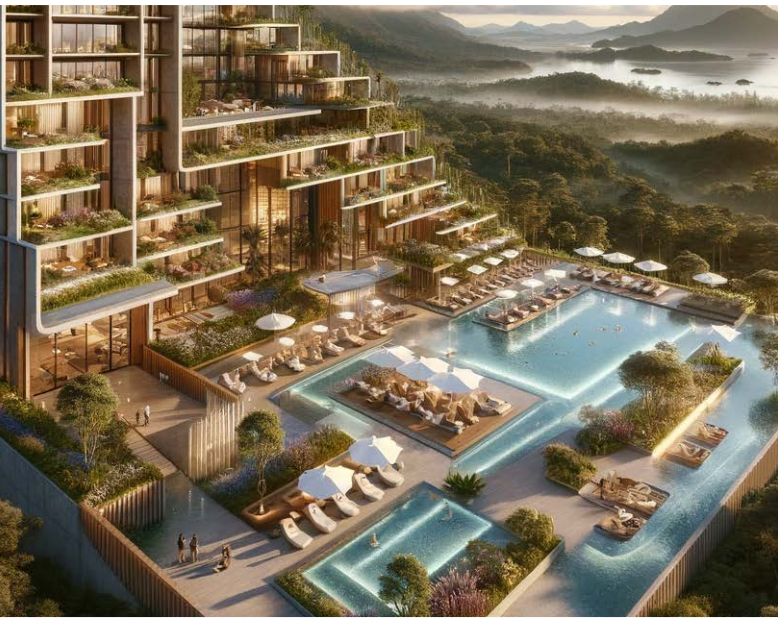
For those seeking a balance between work and leisure, Grand Views offers state-of-the-art co-working spaces where residents can find inspiration and productivity in equal measure. Additionally, a fully equipped fitness center allows residents to maintain their active lifestyle without ever having to leave the comfort of home.

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
33	S (100 sqm)	18	50%	A	35.00	Indexed
	M (250 sqm)	10	20%	A	31.00	Indexed
	L (500 sqm)	5	100%	A+	28.00	Indexed

Grand Views Tenants

- 5 units with 100% pre-leased and average credit rating of A+.
- The monthly gross rent for large units will equate to €28 per square meter.
- Year 4 operating expenses will equate to 25.8% of effective gross income.

Considering the prevailing market dynamics within Class A multifamily properties, we have determined that cap rates average approximately **4.00%** for apartments. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€58,871,495**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 6.76% to ascertain a valuation of €46,715,085 by Year 3.**



Peak Views

Modern Luxury

Welcome to Peak Views, where modern luxury meets the tranquility of the Gulf of Pekunia and the surrounding forests. Peak Views offers a rare opportunity to experience sophisticated living amidst breathtaking natural beauty.

Analysis

- The Peak Views is on a 3,000 sqm lot, and 7,500 sqm of floor area, with residents using 80% of the floor area, equating to 6,000 rentable sqm.
- The Peak Views will include small and medium apartment floor plans, for a total of 30 units.
- Small floor plans will equate to 100 sqm in size. There will be 10 units with 60% pre-leased, and average credit rating of A. The monthly gross rent for small units will equate to €38 per square meter.
- Medium floor plans will equate to 250 sqm in size. There will be 20 units with 40% pre-leased, and average credit rating of A. The monthly gross rent for medium units will equate to €34 per square meter.
- Year 4 operating expenses will equate to 23.2% of effective gross income.

Situated in a prime location with convenient access to beaches and offices, Peak Views offers residents the chance to immerse themselves in the splendor of their surroundings. Whether lounging by the resort-style pool and spa, unwinding in the cabanas with a refreshing drink, or taking a leisurely stroll along the shoreline, every moment at Peak Views is filled with serenity and calm.

Step inside the deluxe lobby and be greeted by an ambiance of refinement and finesse. From the co-working spaces designed to inspire creativity to the state-of-the-art movie theater perfect for entertaining guests, Peak Views offers a wealth of amenities tailored to elevate your lifestyle.

For those with four-legged companions, Peak Views features a dedicated dog park where furry friends can roam and play. Additionally, residents can ascend to the rooftop terrace and marvel at the panoramic views of the Gulf of Pekunia.

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
30	S (100 sqm)	10	60%	A	38.00	Indexed
	M (250 sqm)	20	40%	A	34.00	Indexed

Peak Views Tenants

Considering the prevailing market dynamics within Class A multifamily properties, we have determined that cap rates average approximately **4.00%** for apartments. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€60,447,262**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 6.79% to ascertain a valuation of €49,675,470 by Year 4.**



Perched on high elevation, High Views affords breathtaking vistas of the entire Kings Courts development, providing residents with panoramic views of the surrounding landscape. While it may be furthest from the beach, High Views compensates with its proximity to nature, offering access to scenic bike trails winding through the nearby forests.

Step into the minimalist lobby of High Views and feel a sense of tranquility wash over you. Designed with simplicity and elegance in mind, the lobby sets the tone for the rest of the community—a space where residents can relax and unwind amidst the beauty of their surroundings.

Residents of High Views can indulge in a range of amenities tailored to their needs. From the resort-style pool and spa where residents can refresh and rejuvenate, to the co-working spaces perfect for productivity, High Views offers something for everyone. Additionally, the game room provides entertainment for residents of all ages, while the yoga and meditation studio offers a serene retreat for those seeking inner peace and balance.



High Views is a welcoming community situated amidst the pristine forests and elevated landscapes of the Kingdom of Minutania. High Views offers residents comfortable living spaces and a host of amenities designed to enhance their lifestyle.

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
15	M (250 sqm)	10	90%	B	31.00	Indexed
	L (500 sqm)	5	20%	A	28.00	Indexed

High Views Tenants

Analysis

- The High Views is on a 3,000 sqm lot, and 6,250 sqm of floor area, with residents using 80% of the floor area, equating to 5,000 rentable sqm.
- The High Views will include medium and large apartment floor plans, for a total of 15 units.
- Medium floor plans will equate to 250 sqm in size. There will be 10 units with 90% pre-leased, and average credit rating of B. The monthly gross rent for medium units will equate to €31 per square meter.
- Large floor plans will equate to 500 sqm in size. There will be 5 units with 20% pre-leased, and average credit rating of A. The monthly gross rent for large units will equate to €28 per square meter.
- Year 4 operating expenses will equate to 27% of effective gross income.

Considering the prevailing market dynamics within Class A multifamily properties, we have determined that cap rates average approximately **4.00%** for apartments. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 6 NOI to derive a reversion value in Year 5 of **€35,042,926**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 6.96% to ascertain a valuation of €31,396,355 by Year 3.**

After conducting a comprehensive analysis of the potential sale of High Views, our findings indicate that divesting the property at a valuation of €35,042,926 would effectively sustain our returnable cash flow while concurrently providing our investors with another equity-generating event. Furthermore, the sale of High Views is projected to enhance our return metrics for the Kings Courts development. This strategic decision aligns with our overarching financial objectives and contributes positively to your investment portfolio.



Wide Views provides residents with scenic views and convenient access to nature's beauty. Whether exploring the nearby bike trails or simply enjoying a leisurely stroll through the surrounding landscapes, residents of Wide Views can immerse themselves in the calmness of their surroundings.

Wide Views offers a range of amenities designed to enhance residents' lifestyle. From the resort-style pool and spa to the outdoor lounge areas perfect for soaking up the sun, Wide Views provides the perfect backdrop for relaxation and leisure.

Wide Views

Living

Welcome to Wide Views, where spacious floor plans and a friendly atmosphere await in the idyllic northeast corner of the Kings Courts development. Wide Views offers residents a comfortable living experience, making it the perfect place to call home.

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
38	S (100 sqm)	18	50%	A	30.00	Indexed
	M (250 sqm)	20	40%	A	25.00	Indexed

Wide Views Tenants

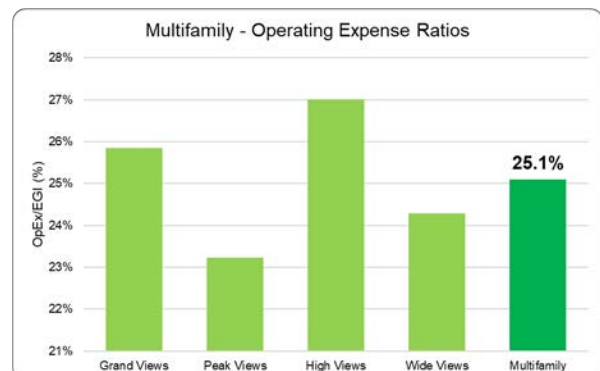
Analysis

- The Wide Views is on a 4,000 sqm lot, and 8,000 sqm of floor area, with residents using 85% of the floor area, equating to 6,800 rentable sqm.
- The Wide Views will include small and medium apartment floor plans, for a total of 38 units.
- Small floor plans will equate to 100 sqm in size. There will be 18 units with 50% pre-leased and average credit rating of A. The monthly gross rent for small units will equate to €30 per square meter.
- Medium floor plans will equate to 250 sqm in size. There will be 20 units with 40% pre-leased and average credit rating of A. The monthly gross rent for medium units will equate to €25 per square meter.
- Year 4 operating expenses will equate to 24.3% of effective gross income.

Considering the prevailing market dynamics within Class A multifamily properties, we have determined that cap rates average approximately **4.00%** for apartments. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€62,239,821**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 6.79% to ascertain a valuation of €50,954,052 by Year 4 upon stabilization.**

Multifamily Operating Expenses

Operating expenses were calculated by considering the unique characteristics of Class A multifamily properties. We evaluated the operating expense ratios in relation to effective gross income and calculated precise ratios of operating expenses to effective gross income customized for each specific asset category. This analytical framework not only provides a nuanced understanding of operational costs but also enables informed decision-making in investment strategies. Due to the Class A nature of our new development, in conjunction with progressive sustainability practices, we expect our operating expenses to be lower than the typical market ratio.



Multifamily Operating Expenses

Multifamily MLAs

Based on consultation with industry professionals in the Western European market, the following MLAs were employed:

	Grand Views	High Views	Wide Views	Peak Views
Term Length (Yrs)	5	5	5	5
Renewal Probability	70%	70%	70%	70%
Months Vacant	3	3	-	-
Market Base Rent S (month)	€3,500.00		€3,000.00	€3,800.00
Market Base Rent M (month)	€7,750.00	€7,750.00	€6,250.00	€8,500.00
Market Base Rent L (month)	€14,000.00	€14,000.00	-	-
Vacancy	1%	1%	1%	1%
Recoveries	€65,813.00	€46,199.00	€567,341.00	€65,865.00

Multifamily MLAs

Multifamily Tenant Mix



Young Professionals

In their mid to late 20s, often working in the tech industry or related fields. They prioritize ease of access, contemporary amenities, and an active social life, preferring residences that are close to their workplaces, well-connected by public transport, and surrounded by leisure options. Most are actively dating, and they prioritize a balance between work and lifestyle in their housing choices.



Workforce of King's Court

Consists of highly skilled professionals in various roles such as software developers, engineers, designers, project managers, and data analysts. They are often in their late-20s to early 30s and have a strong educational background in STEM fields. They seek a blend of convenience, connectivity, and a dynamic atmosphere, along with top-notch amenities, often choosing homes near their campus or with straightforward access to transit systems. Many are single or in relationships, and they prioritize housing that offers modern amenities and a work-life balance.



Second Home Buyers

A condo or vacation home owner in Minutania is typically an individual or family who values leisure and travel. They may be middle to upper class and often live in urban areas or suburbs. They place importance on comfort, ease of living, and high-quality facilities, which might include being near tourist spots, offering picturesque views, or providing access to leisure amenities. Many condo or vacation home owners in Europe may rent out their properties when they are not using them to generate additional income.



Dual income Young Couples

Typically in their early 30s to 40s, both working in the professional fields. They desire a mix of accessibility, modern comforts, and a balance between work and leisure, often opting for residences that are conveniently located near both their job and leisure activities.

THE TRADITIONALS



McQuality, situated within the esteemed building known as The Traditionals, is a renowned burger chain in Minutania, celebrated for its unwavering commitment to quality and exceptional taste. Each burger crafted at McQuality is a testament to their dedication, made exclusively with 100% angus beef, fresh vegetables, and locally sourced ingredients. The menu at McQuality presents a diverse array of options, catering to all palates with classic cheeseburgers alongside gourmet creations, ensuring there is something for everyone to savor. However, McQuality is not just about the food—it is about the entire dining experience. With its warm and inviting atmosphere paired with friendly service, McQuality has become a favored destination for families, friends, and burger aficionados alike.



The Traditionals Analysis

- The Traditionals is on a 1,000 sqm lot, and 1,500 sqm of floor area.
- The tenant pre-leased for this site is McQuality, which will take up 1,350 sqm of floor space with a credit rating of A.
- The tenant's monthly gross rent will be €81,000 on a 3-year lease with a 5-year tenant option. There will be indexed rent adjustments and an initial free rent period of 6 months.
- Year 4 operating expenses will equate to 19.7% of effective gross income.

Considering the prevailing market dynamics within Class A retail properties, we have determined that cap rates average approximately **5.00%** for retail. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€18,755,975**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 7.13% to ascertain a valuation of €16,039,395 by Year 4 upon stabilization.**

THE VEGGIES

The Veggies Analysis

- The Veggies is on a 800 sqm lot and 1,000 sqm of floor area, with tenants using potentially 100% of the floor area.
- At present, there are no pre-leased tenants secured for the space. However, the development plans include provision for two speculative tenants, each earmarked for restaurant establishments. One of these tenants will commit to a 10-year lease, while the other will enter into a 15-year lease agreement.
- Year 4 operating expenses equate to 15.1% of effective gross income.

Considering the prevailing market dynamics within Class A retail properties, we have determined that cap rates average approximately **5.00%** for retail. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€18,452,012**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 7.39% to ascertain a valuation of €15,558,051 by Year 4 upon stabilization.**

mini-minutania



The Minutania Children Foundation is an organization dedicated to improving the lives of children within the Kingdom of Minutania. With a focus on charitable efforts and supporting the youth, the foundation plays a vital role in the community.

Their work extends to various areas, including providing educational opportunities, healthcare services, and recreational activities for children. Additionally, they aim to support families in need and ensure that all children have access to basic necessities and a nurturing environment.

In collaboration with the royal family, the Minutania Children Foundation oversees Mini-Minutania, a public leisure zone located adjacent to the children's wing of the palace. This park serves as a source of entertainment and joy for families visiting Kings Courts, contributing to the overall appeal and attractiveness of the area.

Given the royal family's interest in redevelopment and innovation, the Minutania Children Foundation's presence in Kings Courts is significant. Their 20-year lease demonstrates a long-term commitment to their mission and provides ongoing support and opportunities for children in Minutania.

Through its partnership with the royal family and involvement in charitable work, the Minutania Children Foundation plays a crucial role in enhancing the kingdom's reputation and ensuring a bright future for its youth.

The four attractions for the theme park include:



The Royal Carousel

A beautifully crafted carousel featuring intricate designs and royal-themed horses suitable for all ages, with carved figures representing the history of Minutania's royal family.



Dragon's Lair Adventure

An interactive dark ride through a mystical dragon's lair suitable for older children and thrill-seekers. Highlights of the ride are the special effects and animatronic dragons, creating an immersive experience.



Enchanted Castle Walkthrough

A guided tour through a miniature replica of the royal Minutania castle suitable for all ages, with secret passages, hidden treasures, and interactive exhibits.



Fairy Tale Gardens

Lush gardens filled with fairy tale-themed attractions and play areas suitable for families with young children. The highlight of the gardens is storybook characters come to life for meet-and-greets and photo opportunities.

Mini-Minutania Analysis

- Mini-Minutania is on a 4,000 sqm lot, and 5,000 sqm of floor area, with tenants using potentially 100% of the floor area.
- The tenant pre-leased for this site is the Minutania Children's Foundation, which will take up 4,250 sqm of floor space with a credit rating of A+.
- The tenant's monthly gross rent will be €21,250 on a 20-year lease. There are no rent adjustments or tenant improvements.
- Year 4 operating expenses equate to 25% of effective gross income.

Considering the prevailing market dynamics within Class A retail properties, we have determined that cap rates average approximately **5.00%** for retail. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€14,279,368**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 7.05% to ascertain a valuation of €10,492,940 by Year 4.**



ParkPax, an industry-leading parking infrastructure firm dedicated to pioneering environmentally conscious solutions, is a tenant of UGrounds at Kings Courts. Specializing in the conception, construction, and administration of parking facilities, ParkPax prioritizes the integration of sustainable materials, energy-efficient lighting systems, and pioneering technologies. With a mission to curtail carbon emissions, foster renewable energy adoption, and elevate the sustainability quotient of urban landscapes, ParkPax is committed to revolutionizing parking solutions for a greener future.



Publix Park is an eco-friendly park built above the UGrounds parking structure. Adorned with indigenous Minutian plants and trees, the space creates a vibrant green space while minimizing water usage. A state-of-the-art rainwater harvesting system irrigates the park, reducing dependency on municipal water sources. Solar panels dot the landscape, providing renewable energy for park facilities. Recycled materials are used extensively in the construction of walkways and seating areas, showcasing a commitment to environmental stewardship. The park features a community garden, encouraging residents to engage in organic gardening, and educational signage to promote awareness of sustainable practices. Publix Park serves as a serene retreat for the community, embodying the principles of conservation and ecological responsibility.

Analysis

- The UGrounds and Publix is on a 64,200 sqm lot, and 12,000 sqm of floor area, with tenants using 100% of the floor area for the UGrounds, which is below Publix.
- The tenant pre-leased for this site is ParkPax, which will take up the entire parking premise of 12,000 sqm with a credit rating of A-.
- The tenant's monthly gross rent will be €50,000 euros on a 10-year lease. There will be indexed rent adjustments but no incentives.
- Year 4 operating expenses equate to 20.6% of effective gross income.

Considering the prevailing market dynamics of parking structures, we have determined that cap rates average approximately **4.00%**. Leveraging this entry cap rate, we projected our exit cap rate by adding 25 basis points, which we then applied to our Year 11 NOI to derive a reversion value of **€13,195,185**. Subsequently, **we discounted this projected valuation alongside the annual cash flows at a WACC of 7.22% to ascertain a valuation of €10,355,285 by Year 4 upon stabilization.**

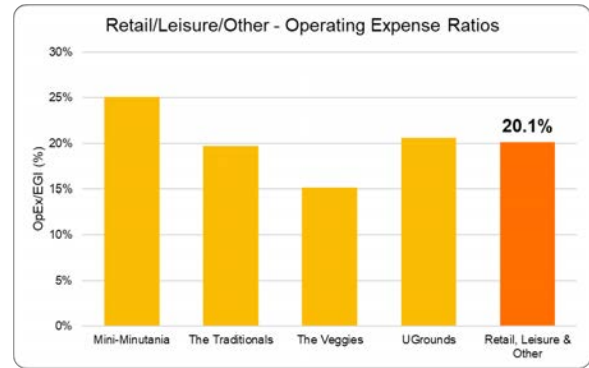
Tenant	Credit Rating	Building	Floor Area (sqm)	Monthly Gross Rent [€]	Lease Term	Lease Tenant Extension Option	Tenant Improvements	Rent Adjustments
Minutania Children Foundation	A+	Mini-Minutania	4,250	21,250	20Y			
McQuality	A	The Traditionals	1,350	81,000	3Y	5Y	Free Rent 6 Month	Indexed
ParkPax	A-	Publix	Entire Parking Structure	50,000	10Y	10Y		Indexed

Retail, Leisure and Other Tenants



Retail, Leisure, and Other Operating Expenses

Operating expenses were calculated by considering the unique characteristics of Class A assets. We evaluated the operating expense ratios in relation to effective gross income and calculated precise ratios of operating expenses to effective gross income customized for each specific asset category. This analytical framework not only provides a nuanced understanding of operational costs but also enables informed decision-making in investment strategies. Due to the Class A nature of our new development, in conjunction with progressive sustainability practices, we expect our operating expenses to be lower than the typical market ratio.



Retail, Leisure, and Other Operating Expenses

Retail/Leisure/Other MLAs

Based on consultation with industry professionals in the Western European market, the following MLAs were employed:

	The Traditionals	The Veggies	Mini Minutania	UGrounds
Term Length (Years)	5	5	5	5
Renewal Probability	75%	75%	80%	50%
Months Vacant	3	5	2	-
Market Base Rent (sqm/month)	€49.69	€72.85	€49.69	-
Free Rent	0	3	0	-
New TI Yr 4(sqm)	€182.99	€169.41	€112.94	-
Renew TI Yr 4(sqm)	€90.35	€79.06	€22.59	-
New LC	1st Month Rent	1st Month Rent	5%	-
Renew LC	1st Month Rent	1st Month Rent	3%	-
Vacancy	5%	5%	3%	3%
Recoveries	€25,410.00	€16,940.00	€31,370.00	-

Retail/Leisure/Other MLAs

Ground Lease

The development site spans the entirety of the kingdom's land, as it is under the ownership of the king. Parcels 1-10 will be granted to the Royal State Fund on a 999-year ground lease. This lease will accrue interest of €980,000 per year. The ground rent will be adjusted annually based on a 1.5% inflation index. GreenRealm was able to allocate this ground lease proportionately to each parcel based on lot size, regardless of the actual use. The chart below illustrates the pro-rata breakdown of the parcels.

	Lot Size	Percent	Amount (Year 1)
Tower	3000	9.43%	\$92,452.83
Depots	5000	15.72%	\$154,088.05
Brain	4000	12.58%	\$123,270.44
Grandviews	4000	12.58%	\$123,270.44
High Views	3000	9.43%	\$92,452.83
Wide Views	4000	12.58%	\$123,270.44
Peak Views	3000	9.43%	\$92,452.83
Mini-Minutania	4000	12.58%	\$123,270.44
The Traditionals	1000	3.14%	\$30,817.61
The Veggies	800	2.52%	\$24,654.09
Totals	31800	100%	\$980,000.00

Ground Lease Pro Rata Break Down





Investment Analysis

Cap Rate Determination

Cap Rate Determination

To establish our initial going-in cap rates, we calculated averages across Class A office, retail, residential, and leisure properties to forecast the initial cap rates for our assets. Additionally, we made market-specific adjustments to certain asset classes to account for potential risks. For instance, given the prevailing market sentiment indicating higher risk associated with office properties, office cap rates in our analysis are more than 150 basis points higher than those of multifamily assets.

After determining our initial entry cap rates, we applied a risk adjustment of 25 basis points to arrive at our exit cap rates for valuation purposes. This adjustment was implemented to ensure our assumptions remain conservative in light of prevailing market conditions. As a result, the following chart summarizes the entry and exit cap rates for each parcel.

	The Tower	The Depots	The Brain	Grand Views	High Views	Wide Views	Peak Views	The Traditionals	The Veggies	Mini-Minutania	The UGrounds
Going in cap rate	5.75%	5.75%	5.75%	4.00%	4.00%	4.00%	4.00%	5.00%	5.00%	3.75%	4.00%
Risk Adjustment	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Reversion Cap Rate	6.00%	6.00%	6.00%	4.25%	4.25%	4.25%	4.25%	5.25%	5.25%	4.00%	4.25%

Cap Rates

Valuation

With our exit cap rate established, we proceeded to apply these rates to calculate the projected reversion value. This involved applying the exit cap rates to the projected NOI for each property in Year 11. We chose Year 11 NOI as it represents the figure potential banks or buyers would scrutinize when evaluating the assets at that point in time.

By applying the exit cap rate to the Year 11 NOI, we derived the value of our portfolio, which amounted to €472,331,098. This step was pivotal as it paved the way for discounting the values and cash flows of each property to ascertain the annual portfolio value and quarterly property value accurately.

	The Tower	The Depots	The Brain	Grand Views	High Views	Wide Views	Peak Views	The Traditionals	The Veggies	Mini-Minutania	The UGrounds
Reversion Cap Rate	6.00%	6.00%	6.00%	4.25%	4.25%	4.25%	4.25%	5.25%	5.25%	4.00%	4.25%
Year 11 NOI	€4,070,849	€3,704,999	€3,334,064	€2,502,039	€1,728,611	€2,645,192	€2,569,009	€700,845	€767,487	€571,175	€519,016
Year 11 Sale Value	€67,847,483	€61,749,983	€55,567,733	€58,871,506	€40,673,200	€62,239,812	€60,447,271	€13,349,429	€14,618,800	€14,279,375	€12,212,141

Year 11 Potential Reversion Value

WACC

To assess the property values, a discount rate was established for each parcel, derived from their weighted average cost of capital. This calculation incorporated the cost of equity for the Royal State Fund partners, which varied depending on asset class and tenant creditworthiness, along with the debt utilized for permanent development financing. Additionally, we included a 100 basis point increment in the WACC to accommodate potential risk and adopt a conservative approach in our valuation process.

With discount rates applied to each property, we discounted the cash flows from each year, including their reversion value in year 10, to assess the current valuation of each property and consequently the portfolio. This calculation was crucial in determining the loan-to-value ratio and deciding which asset to sell. By summing the present values of all current properties at a specific year, we could determine the appropriate size of debt to recommend, aligning with King's low debt requirements.

Weighted Average Cost of Capital											
	The Tower	The Deopts	The Brain	Grand Views	High Views	Wide Views	Peak Views	Mini-Minutania	The Traditionals	The Veggies	The UGrounds
All in Cost of Royal State Fund Equity	5.50%	6.50%	6.00%	4.65%	5.25%	4.75%	4.75%	5.50%	5.75%	6.50%	6.00%
All in Cost of Mendocito Royal Fund Equity	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
All in Cost EU Structural Fund Debt	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
All in Cost Bank of Minutania Debt	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%
All in Cost of Bridge Debt	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
All in Cost of Construction Debt	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%
Weighted Average Cost of Capital	6.05%	6.39%	6.22%	5.76%	5.96%	5.79%	5.79%	6.05%	6.13%	6.39%	6.22%
Risk Premium	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Discount Rate	7.05%	7.39%	7.22%	6.76%	6.96%	6.79%	6.79%	7.05%	7.13%	7.39%	7.22%

WACC

Scenarios

Scenario #1: Sell Neither (Base Case)

Should the King and Investment Committee of the Royal State Fund choose to retain both assets, achieving the preferred loan-to-value ratio and coverage ratio will be challenging. The sale of The Brain is crucial as it generates the necessary positive cash flow to mitigate the exposure and risk associated with a development project of this magnitude.

In this investment scenario, we conducted an analysis by holding all assets until Year 10, disposing of them based on Year 11 NOI, and utilizing projected market exit capitalization rates. The projected market exit cap rates were derived from the current trading values of Class A office, multifamily, retail, and leisure properties. Subsequently, we applied a 25 basis point risk adjustment to each initial cap rate to ascertain our exit cap rate.

Scenario #2: Sell "The Tower"

Based on our analysis of The Tower, our analysis of the discounted cash flow in Year 3 for The Tower resulted in **€55,287,669**. Maximax presented a bid of **€61,300,000**, leaving a delta of **€6,012,331**. The Tower commands **15%** rent premium over the other office assets, and the delta is less than the disposition of other assets. Therefore, we recommend retaining The Tower.



Scenario #3: Sell "The Brain"

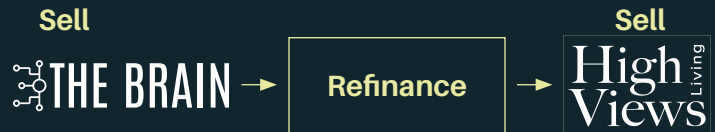
GreenRealm Capital recommends selling The Brain. We came to this decision based on a discounted cashflow valuation using a discount rate of **7.05%**. This rate was sourced by the cost of equity, risk premiums for the office asset class, tenant credit worthiness, and a conservative risk premium of 100 bps. The Year 3 discounted cash flow valuation equaled **€46,974,886**. With Potpourri offering **€55,500,000**, this left a delta of **€8,525,114**.

In this investment scenario, we conducted an analysis on the disposal of The Brain to Potpourri by examining data up to Q1 2026 (Q9 of the 10-Year Hold Analysis). Our financial analysis indicates that the difference between The Brain's discounted cash flow and Potpourri's purchase price is **€8,525,114**. In contrast, the difference between The Tower's discounted cash flow and MaxiMax is also **€6,012,331**. Based on this analysis, we have determined that more value is realized by selling The Brain to Potpourri.



Recommendation

Our recommendation:



In this investment scenario, we recommend disposing of The Brain in Q1 2026, for **€55,500,000** to Potpourri in order to rollover additional cash flows to tenant improvement expenses and leasing commissions. In Q1 2026, we advise refinancing the construction loan through permanent loans from the Bank of Minutania and the EU Structural Fund for Regional Development. This refinancing strategy will comply with a DSCR of 1.5.

Financing

Equity Recommendation

The EU Structural Fund for Regional Development offered GreenRealm Capital a grant of €20,000,000. This grant can be used during the first three months of construction. Following the depletion of the grant, equity will be allocated towards quarterly construction expenses.

The Royal State Fund has allocated €200,000,000 in equity for the development of Kings Courts. As investment advisors to the King, we recommend sourcing an additional €34,977,430 of equity to fund this project. This additional equity will be necessary to cover debt obligations from construction along with paying for tenant improvements, and leasing commissions from January to March of 2026.

Limited Partners

Neighboring sovereign kingdoms poised to gain from Minutania's EU accession and the ensuing development of Kings Courts are likely to show keen interest in the project's enduring success. Minutania can leverage these equity sources, offering them an opportunity to join in shaping a sustainable future vision.

SFDR Article 8/9

Seek approval for the raised capital to be categorized as SFDR Article 8 and Article 9 funds. Article 8 and 9 funds under the Sustainable Finance Disclosures Regulation (SFDR) categorize financial products based on their sustainability characteristics. Article 8 products promote environmental or social characteristics and Article 9 products focus on investments with a sustainable investment objective.

Construction Financing

It is advisable to opt for an interest-only construction loan totaling €169,984,953 during the first two years of construction. Based on the 12-month Euribor rate of 3.70% as of March 15th, 2024, a project meeting these specifications can secure a construction loan from the Bank of Minutania at 250 basis points above the Euribor rate, amounting to 6.20%. With a loan-to-cost ratio of 39%, this loan can be utilized to finance the two-year construction period after the initial equity was paid off.

The suggested construction loan will commence in Month 15, March 2025, and will be construction draws monthly until Month 24, December 2024. The interest accrued during this period will be added to the total construction loan amount, to be repaid in April 2026 through a permanent loan. This analysis assumes that the King will be unable to refinance the construction debt until after asset stabilization which is why there will be capitalized interest for an additional three months.

To apply the monthly construction draws, our team created an S-curve draw schedule, starting at 0.43% in January 2024, increasing to 6.53% by December 2024, and then decreasing to 0.43% by December 2025. We allocated our interest-free grant from the EU Structural Fund based on these draws, followed by additional equity contributions starting in March 2024. By February 2025, the equity was fully utilized, and we began drawing monthly on the construction, accruing interest until refinancing in March 2026

Sources	Total	%	Per GSM	Party
Equity	\$234,977,430	55%	\$2,448	Royal State Fund
Construction Loan	\$169,984,953	40%	\$1,771	EU & Minutania
Grant	\$20,000,000	5%	\$208	EU Structural Fund
Total	\$424,962,383	100%	96,000	-

Uses	Total	%	Per GSM	Timeline (Mo)
Construction Costs	\$356,261,000	84%	\$3,711	January 2024 -> December 2025
Construction Fees	\$53,439,150	13%	\$557	January 2024 -> December 2025
Ground Lease (27mo)	\$2,227,105	1%	\$23	January 2024 -> March 2026
Capitalized Intrest	\$7,090,618	2%	\$74	January 2024 -> March 2026
Tennant Improvements	\$3,266,688	1%	\$34	January 2026-> March 2026
Leasing Commissions	\$2,677,822	1%	\$28	January 2026 -> March 2026
Total	\$424,962,383	100%	-	-

Sources & Uses

Permanent Debt Financing

After completing Kings Courts and reaching a stabilized 90% occupancy, we recommend refinancing with permanent debt. This involves using two loans from the EU Structural Fund and the Bank of Minutania to cover the construction loan’s principal payments.

	Construction Loan (Q1 2025)	EU Structural Fund (Q1 2026)	Bank of Minutania (Q1 2026)	Bank of Minutania Refinance (Q2 2028)
LTC	39.99%	-	-	-
LTV	-	33.26%	33.26%	34.43%
Index	Euribor-12mo	-	-	-
Spread	2.50%	-	-	-
Average/All-In Interest Rate	6.20%	3%	6.99%	4.50%
Loan Amount	€169,984,953	€60,000,000	€75,000,000	€126,424,057
Paydown / Amortzation	-	20 Years	20 Years	20 Years
Term	27 Months	10 Years	10 Years	10 Years
I/O Period	27 Months	-	-	-
Arrangement Fee	0%	0%	1%	0%
DSCR	-	1.53x	1.53x	1.69x

Our approach involves utilizing the construction loan initially to fund the development process. Subsequently, we will execute a refinancing strategy to secure more favorable terms. In order to generate additional cash flows for your equity partners it is important to sell assets through the investment horizon. Because there is an extremely low loan to value ratio, it is important to finance, and lower debt so that the new loan can support the debt service. This is primarily why we decided to refinance before disposing of the High Views asset. Due to the loss in NOI, it is recommended to lower the cost of debt prior to sale.

Returns

Throughout the analysis, our targeted metrics included an equity multiple exceeding 2.0x. Given the varying equity requirements across asset classes—for instance, commercial buildings carry a higher risk spread than multi-family assets—we aimed for an IRR above double digits. With the average cost of risk capital for equity standing at around 6%, our firm believes that as long as we exceeded the required cost of equity capital, our returns would suffice for both the investor and the investment committee. This was supported by the logic that because the King had a preference for low LTV and high DSCR, returns were not his sole priority.

Base Case Debt

Following this, we will strategically sell assets, such as The Brain to Potpourri in Q1 2026, generating liquidity to reinvest into tenant improvements and leasing commissions, thereby enhancing the overall quality of the site. Finally, we will continue to derive cash flow from the remaining properties, ensuring sustained returns for investors while contributing to the vitality of the Kings Courts community.

Returns

10 Year Equity Multiple	10 Year IRR
2.05x	10.21%

Our approach diverged from traditional development strategies; instead, we prioritized stable cash flows and created a product that not only benefited the investor but also contributed to the surrounding community. It was our understanding that the investor, being the King, was not solely focused on financial returns but also sought to give back to the community. Therefore, our goal was to deliver a project that not only generated returns for the investor but also enriched the local community.

Most Desirable Properties of the World Winner 2024

Kings Courts will occupy the foremost oceanfront property in the world. Our valuation is rooted in this assumption that the demand for space in a previously inaccessible swath of the most desirable location in the world would be aggressively high.



Beacon of Sustainability

The properties GreenRealm has designed integrate innovative technology rarely seen outside the likes of trillion dollar tech giants. These ESG attributes are necessary to attract the tenants and investors alike that will uplift the Minutanian economy in the long run and create a model of sustainability for future generations.



Long Term Hold Strategy

The King of Minutania’s goal for Kings Courts was not only an amazing mixed-use development on the most desirable property in the world, but one that will be retained for generations if not indefinitely. This long-term hold strategy mimics sovereign wealth funds or pension organizations searching for stabilized long-term returns.



Sensitivity Analysis

As investment advisors to the King and the Investment Committee of the Royal State Fund concerning the development of Kings Courts, we conducted a fair market value assessment regarding both current and projected property values in our financial analysis of all assets. Considering the potential of Kings Courts to emerge as the world's premier leader in research and technology campuses, with several leading companies poised to become tenants, and the forthcoming entry of the Kingdom of Minutania into the European Union in 2025, the value of this project has the capacity to exceed our conservative valuation in the foreseeable future. The sensitivity analysis table below showcases the potential Year 10 NOI and IRR based on the portfolio-level terminal cap rates of 4.72%.

	IRR	Year 10 Portfolio Level NOI				
		€18,217,984	€18,673,434	€19,140,270	€19,618,776	€20,109,246
Cap Rate	4.72%	9.58%	9.83%	10.09%	10.35%	10.61%
	4.47%	10.14%	10.40%	10.66%	10.92%	11.18%
	4.22%	10.75%	11.01%	11.27%	11.53%	11.79%
	3.97%	11.39%	11.65%	11.92%	12.18%	12.45%
	3.72%	12.09%	12.35%	12.62%	12.89%	13.16%

IRR Sensitivity Analysis



Conclusion

GreenRealm Capital recommends selling two assets in the Kings Courts portfolio to bolster returns and achieve investor goals. Despite original reservations to dispose of multiple assets, we believe that it is imperative to sell both The Brain and High Views

It's important to sell these parcels to create substantial cash generating events for equity partners, while maintaining the low leverage preferability.

Although these metrics inhibit potential returns, our recommendation will provide the investors and the Kingdom of Minutania with both a sustainable, technology campus that promotes innovation and gives back to the community while simultaneously providing a steady cash flow.

We understand the King's motives are to create a sustainable development that exemplifies the excellence of Minutania on a global stage. Beyond financials, the publicity generated by this beacon of sustainability is predicted to be significant.

Under our investment advice, we were able to achieve an equity multiple of 2.05x and a double digit IRR. We believe this equity multiple and IRR is satisfactory for the product being delivered. The Kings Courts development will be enjoyed by citizens, investors and tourists alike, and preserve its status as the most desirable property in the world.



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Appendices

Cash Flow

	3/31/24	6/30/24	9/30/24	12/31/24	3/31/25	6/30/25	9/30/25	12/31/25	3/31/26	6/30/26	9/30/26	12/31/26	3/31/27	6/30/27
	Forecast Mar-2024	Forecast Jun-2024	Forecast Sep-2024	Forecast Dec-2024	Forecast Mar-2025	Forecast Jun-2025	Forecast Sep-2025	Forecast Dec-2025	Forecast Mar-2026	Forecast Jun-2026	Forecast Sep-2026	Forecast Dec-2026	Forecast Mar-2027	Forecast Jun-2027
Rental Revenue														
Potential Base Rent	0	0	0	0	0	0	0	0	3,050,996	2,844,513	2,844,513	2,844,513	2,872,888	2,886,483
Absorption & Turnover Vacancy	0	0	0	0	0	0	0	0	-1,140,264	0	0	0	0	0
Free Rent	0	0	0	0	0	0	0	0	-862,982	-831,982	0	0	0	0
Scheduled Base Rent	0	0	0	0	0	0	0	0	1,047,750	1,912,532	2,844,513	2,844,513	2,872,888	2,886,483
Total Rental Revenue	0	0	0	0	0	0	0	0	1,047,750	1,912,532	2,844,513	2,844,513	2,872,888	2,886,483
Other Tenant Revenue														
Expense Recoveries	0	0	0	0	0	0	0	0	10,874	32,622	32,622	32,622	56,688	56,688
Total Other Tenant Revenue	0	0	0	0	0	0	0	0	10,874	32,622	32,622	32,622	56,688	56,688
Total Tenant Revenue	0	0	0	0	0	0	0	0	1,058,624	1,945,154	2,877,135	2,877,135	2,929,576	2,943,171
Multifamily Revenue														
Potential Market Rent	0	0	0	0	0	0	0	0	2,462,691	2,462,691	2,462,691	2,462,691	2,524,258	2,524,258
Loss To Lease	0	0	0	0	0	0	0	0	-112,638	-112,638	-110,430	-109,203	-161,531	-155,681
Multifamily Absorption & Turnover Vacancy	0	0	0	0	0	0	0	0	-451,493	0	0	0	0	0
Potential Rent	0	0	0	0	0	0	0	0	1,898,569	2,350,053	2,352,261	2,353,488	2,362,726	2,368,577
Vacancy Allowance	0	0	0	0	0	0	0	0	-18,986	-23,501	-23,523	-23,535	-23,627	-23,686
Scheduled Multifamily Rent	0	0	0	0	0	0	0	0	1,879,574	2,326,552	2,328,738	2,329,953	2,362,149	2,366,847
Multifamily CPI Increases	0	0	0	0	0	0	0	0	0	0	0	0	23,050	21,956
Effective Multifamily Rental Income	0	0	0	0	0	0	0	0	1,879,574	2,326,552	2,328,738	2,329,953	2,339,099	2,344,891
Total Multifamily Revenue	0	0	0	0	0	0	0	0	1,879,574	2,326,552	2,328,738	2,329,953	2,362,149	2,366,847
Other Revenue														
Bike Rentals									14,462	14,462	14,462	14,462	14,824	14,824
Pet Rent									3,967	3,967	3,967	3,967	4,066	4,066
Utility Reimbursements									148,515	184,725	184,926	184,998	185,756	186,283
WiFi									26,555	32,527	32,527	32,527	33,341	33,341
Total Other Revenue	0	0	0	0	0	0	0	0	193,499	235,681	235,882	235,955	237,986	238,513
Potential Gross Revenue	0	0	0	0	0	0	0	0	3,131,697	4,507,387	5,441,755	5,443,043	5,529,712	5,548,532
Vacancy and Credit Loss														
Vacancy Allowance	0	0	0	0	0	0	0	0	-34,569	-64,610	-92,569	-92,569	-94,234	-94,675
Total Vacancy and Credit Loss	0	0	0	0	0	0	0	0	-34,569	-64,610	-92,569	-92,569	-94,234	-94,675
Effective Gross Revenue	0	0	0	0	0	0	0	0	3,097,128	4,442,777	5,349,186	5,350,474	5,435,478	5,453,858
Operating Expenses														
Common Area Maintenance									57,487	52,232	52,232	52,232	53,016	53,016

	Forecast Mar-2024	Forecast Jun-2024	Forecast Sep-2024	Forecast Dec-2024	Forecast Mar-2025	Forecast Jun-2025	Forecast Sep-2025	Forecast Dec-2025	Forecast Mar-2026	Forecast Jun-2026	Forecast Sep-2026	Forecast Dec-2026	Forecast Mar-2027	Forecast Jun-2027
General Administrative									57,023	57,023	57,023	57,023	57,878	57,878
Insurance									159,685	152,679	152,679	152,679	154,970	154,970
Janitorial									36,650	33,147	33,147	33,147	33,645	33,645
Landscaping and Grounds									48,215	42,960	42,960	42,960	43,605	43,605
Landscaping, Pool and Grounds									38,015	38,015	38,015	38,015	38,586	38,586
Marketing									38,015	38,015	38,015	38,015	38,586	38,586
Payroll									57,023	57,023	57,023	57,023	57,878	57,878
Pest Control									34,719	31,216	31,216	31,216	31,684	31,684
Property Management Fee									80,743	118,769	146,794	146,830	149,232	149,731
Real Estate Taxes									219,824	209,316	209,316	209,316	212,456	212,456
Repairs and Maintenance									58,877	58,877	58,877	58,877	59,761	59,761
Security									85,947	82,444	82,444	82,444	83,680	83,680
Turnover									19,008	19,008	19,008	19,008	19,293	19,293
Utilities									150,027	143,021	143,021	143,021	145,166	145,166
Total Operating Expenses	0	0	0	0	0	0	0	0	1,141,257	1,133,746	1,161,771	1,161,808	1,179,434	1,179,934
Net Operating Income	0	0	0	0	0	0	0	0	1,955,671	3,309,031	4,187,415	4,188,666	4,256,044	4,273,924
Leasing Costs														
Tenant Improvements	0	0	0	0	0	0	0	0	2,588,350	793,350	0	0	0	0
Leasing Commissions	0	0	0	0	0	0	0	0	2,182,294	418,746	0	0	0	0
Total Leasing Costs	0	0	0	0	0	0	0	0	4,750,644	1,212,096	0	0	0	0
Capital Expenditures														
Capital Expenses									230,358	216,347	216,347	216,347	219,592	219,592
Construction Costs	13,573,544	38,583,066	57,821,160	68,152,729	68,152,729	57,821,160	38,583,066	13,573,544						
Construction Fees	6,679,894	6,679,894	6,679,894	6,679,894	6,679,894	6,679,894	6,679,894	6,679,894						
Ground Lease	245,000	245,000	245,000	245,000	248,675	248,675	248,675	248,675	231,239	220,656	220,656	220,656	223,966	223,966
Total Capital Expenditures	20,498,438	45,507,960	64,746,054	75,077,623	75,081,298	64,749,729	45,511,635	20,502,113	461,597	437,003	437,003	437,003	443,558	443,558
Total Leasing & Capital Costs	20,498,438	45,507,960	64,746,054	75,077,623	75,081,298	64,749,729	45,511,635	20,502,113	5,212,241	1,649,099	437,003	437,003	443,558	443,558
Cash Flow Before Debt Service	-20,498,438	-45,507,960	-64,746,054	-75,077,623	-75,081,298	-64,749,729	-45,511,635	-20,502,113	-3,256,370	1,659,931	3,750,411	3,751,663	3,812,485	3,830,366
Interest														
Bank of Minutania										1,308,101	1,300,456	1,292,675	1,284,760	1,276,703
Bank of Minutania Re-Fi														

	9/30/27	12/31/27	3/31/28	6/30/28	9/30/28	12/31/28	3/31/29	6/30/29	9/30/29	12/31/29	3/31/30	6/30/30	9/30/30	12/31/30
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Sep-2027	Dec-2027	Mar-2028	Jun-2028	Sep-2028	Dec-2028	Mar-2029	Jun-2029	Sep-2029	Dec-2029	Mar-2030	Jun-2030	Sep-2030	Dec-2030
Rental Revenue														
Potential Base Rent	2,886,483	2,886,483	2,915,568	2,929,502	2,929,502	2,929,502	2,959,314	2,973,597	2,973,597	2,973,597	3,004,154	3,018,794	3,018,794	3,018,794
Absorption & Turnover Vacancy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Free Rent	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scheduled Base Rent	2,886,483	2,886,483	2,915,568	2,929,502	2,929,502	2,929,502	2,959,314	2,973,597	2,973,597	2,973,597	3,004,154	3,018,794	3,018,794	3,018,794
Total Rental Revenue	2,886,483	2,886,483	2,915,568	2,929,502	2,929,502	2,929,502	2,959,314	2,973,597	2,973,597	2,973,597	3,004,154	3,018,794	3,018,794	3,018,794
Other Tenant Revenue														
Expense Recoveries	56,688	56,688	62,850	62,850	62,850	62,850	69,114	69,114	69,114	69,114	75,480	75,480	75,480	75,480
Total Other Tenant Revenue	56,688	56,688	62,850	62,850	62,850	62,850	69,114	69,114	69,114	69,114	75,480	75,480	75,480	75,480
Total Tenant Revenue	2,943,171	2,943,171	2,978,418	2,992,352	2,992,352	2,992,352	3,028,427	3,042,711	3,042,711	3,042,711	3,079,634	3,094,275	3,094,275	3,094,275
Multifamily Revenue														
Potential Market Rent	2,524,258	2,524,258	2,587,364	2,587,364	2,245,855	2,075,101	2,126,978	2,126,978	2,126,978	2,126,978	2,180,153	2,180,153	2,180,153	2,180,153
Loss To Lease	-153,648	-150,181	-209,700	-205,166	-171,850	-154,597	-200,919	-195,906	-194,287	-188,083	-236,424	-230,949	-227,132	-220,695
Multifamily Absorption & Turnover Vacancy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Potential Rent	2,370,610	2,374,077	2,377,664	2,382,198	2,074,005	1,920,504	1,926,060	1,931,072	1,932,692	1,938,896	1,943,729	1,949,204	1,953,021	1,959,458
Vacancy Allowance	-23,706	-23,741	-23,777	-23,822	-20,740	-19,205	-19,261	-19,311	-19,327	-19,389	-19,437	-19,492	-19,530	-19,595
Scheduled Multifamily Rent	2,346,904	2,350,336	2,353,888	2,358,376	2,053,265	1,901,299	1,906,799	1,911,762	1,913,365	1,919,507	1,924,292	1,929,712	1,933,491	1,939,863
Multifamily CPI Increases	22,915	22,411	61,363	71,116	60,808	56,544	83,529	91,281	93,455	92,561	117,263	125,941	126,860	127,106
Effective Multifamily Rental Income	2,369,819	2,372,747	2,415,251	2,429,492	2,114,073	1,957,843	1,990,328	2,003,043	2,006,820	2,012,067	2,041,555	2,065,653	2,060,351	2,066,969
Total Multifamily Revenue	2,369,819	2,372,747	2,415,251	2,429,492	2,114,073	1,957,843	1,990,328	2,003,043	2,006,820	2,012,067	2,041,555	2,065,653	2,060,351	2,066,969
Other Revenue														
Bike Rentals	14,824	14,824	15,194	15,194	13,805	13,110	13,438	13,438	13,438	13,438	13,774	13,774	13,774	13,774
Pat Rent	4,066	4,066	4,168	4,168	3,820	3,647	3,738	3,738	3,738	3,738	3,831	3,831	3,831	3,831
Utility Reimbursements	186,409	186,689	186,912	187,250	179,852	176,219	176,662	177,159	177,352	177,958	178,151	178,762	179,231	179,674
WiFi	33,341	33,341	34,174	34,174	29,543	27,228	27,909	27,909	27,909	27,909	28,607	28,607	28,607	28,607
Total Other Revenue	238,639	238,919	240,448	240,786	227,021	220,204	221,747	222,244	222,437	223,043	224,363	224,974	225,443	225,886
Potential Gross Revenue	5,551,630	5,554,838	5,634,116	5,662,830	5,333,446	5,170,400	5,240,503	5,267,998	5,271,968	5,277,821	5,345,552	5,374,901	5,380,069	5,387,130
Vacancy and Credit Loss														
Vacancy Allowance	-94,675	-94,675	-95,826	-96,278	-96,278	-96,278	-97,456	-97,919	-97,919	-97,919	-99,125	-99,600	-99,600	-99,600
Total Vacancy and Credit Loss	-94,675	-94,675	-95,826	-96,278	-96,278	-96,278	-97,456	-97,919	-97,919	-97,919	-99,125	-99,600	-99,600	-99,600
Effective Gross Revenue	5,456,955	5,460,163	5,538,290	5,566,353	5,237,168	5,074,122	5,143,047	5,170,079	5,174,049	5,179,902	5,246,427	5,275,301	5,280,469	5,287,529
Operating Expenses														
Common Area Maintenance	53,016	53,016	53,811	53,811	53,811	53,811	54,618	54,618	54,618	54,618	55,438	55,438	55,438	55,438

	9/30/27	12/31/27	3/31/28	6/30/28	9/30/28	12/31/28	3/31/29	6/30/29	9/30/29	12/31/29	3/31/30	6/30/30	9/30/30	12/31/30
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Sep-2027	Dec-2027	Mar-2028	Jun-2028	Sep-2028	Dec-2028	Mar-2029	Jun-2029	Sep-2029	Dec-2029	Mar-2030	Jun-2030	Sep-2030	Dec-2030
General Administrative	57,878	57,878	58,746	58,746	50,786	46,806	47,508	47,508	47,508	47,508	48,221	48,221	48,221	48,221
Insurance	154,970	154,970	157,294	157,294	146,680	141,374	143,494	143,494	143,494	143,494	145,647	145,647	145,647	145,647
Janitorial	33,645	33,645	34,149	34,149	34,149	34,149	34,662	34,662	34,662	34,662	35,182	35,182	35,182	35,182
Landscaping and Grounds	43,605	43,605	44,259	44,259	44,259	44,259	44,923	44,923	44,923	44,923	45,597	45,597	45,597	45,597
Landscaping, Pool and Grounds	38,586	38,586	39,164	39,164	33,857	31,204	31,672	31,672	31,672	31,672	32,147	32,147	32,147	32,147
Marketing	38,586	38,586	39,164	39,164	33,857	31,204	31,672	31,672	31,672	31,672	32,147	32,147	32,147	32,147
Payroll	57,878	57,878	58,746	58,746	50,786	46,806	47,508	47,508	47,508	47,508	48,221	48,221	48,221	48,221
Pest Control	31,684	31,684	32,159	32,159	32,159	32,159	32,642	32,642	32,642	32,642	33,131	33,131	33,131	33,131
Property Management Fee	149,920	149,908	152,100	152,895	143,432	138,745	140,658	141,416	141,529	141,686	143,531	144,340	144,481	144,679
Real Estate Taxes	212,456	212,456	215,643	215,643	202,375	195,742	198,678	198,678	198,678	198,678	201,658	201,658	201,658	201,658
Repairs and Maintenance	59,761	59,761	60,657	60,657	52,697	48,717	49,447	49,447	49,447	49,447	50,189	50,189	50,189	50,189
Security	83,680	83,680	84,936	84,936	76,975	72,995	74,090	74,090	74,090	74,090	75,202	75,202	75,202	75,202
Turnover	19,293	19,293	19,692	19,582	16,929	15,602	15,836	15,836	15,836	15,836	16,074	16,074	16,074	16,074
Utilities	145,166	145,166	147,344	147,344	136,730	131,423	133,395	133,395	133,395	133,395	135,396	135,396	135,396	135,396
Total Operating Expenses	1,180,023	1,180,111	1,197,755	1,198,550	1,109,485	1,064,997	1,080,804	1,081,561	1,081,675	1,081,832	1,097,779	1,098,588	1,098,729	1,098,927
Net Operating Income	4,276,932	4,280,053	4,340,534	4,367,802	4,127,683	4,009,125	4,062,243	4,088,517	4,092,374	4,098,070	4,148,648	4,176,713	4,181,740	4,188,602
Leasing Costs														
Tenant Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leasing Commissions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Leasing Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditures														
Capital Expenses	219,592	219,592	222,886	222,886	212,273	206,966	210,070	210,070	210,070	210,070	213,221	213,221	213,221	213,221
Construction Costs														
Construction Fees														
Ground Lease	223,966	223,966	227,325	227,325	210,971	202,794	205,836	205,836	205,836	205,836	208,923	208,923	208,923	208,923
Total Capital Expenditures	443,558	443,558	450,212	450,212	423,244	409,760	415,906	415,906	415,906	415,906	422,145	422,145	422,145	422,145
Total Leasing & Capital Costs	443,558	443,558	450,212	450,212	423,244	409,760	415,906	415,906	415,906	415,906	422,145	422,145	422,145	422,145
Cash Flow Before Debt Service	3,833,374	3,836,494	3,890,323	3,917,591	3,704,440	3,599,365	3,646,337	3,672,611	3,676,468	3,682,164	3,726,503	3,754,569	3,759,595	3,766,458
Interest														
Bank of Minitania	1,268,506	1,260,165	1,251,676	415,314										
Bank of Minitania Re-Fi			946,959	1,411,231	1,400,072	1,400,072	1,388,787	1,377,374	1,365,832	1,354,160	1,342,356	1,330,420	1,318,347	1,306,139

	9/30/27	12/31/27	3/31/28	6/30/28	9/30/28	12/31/28	3/31/29	6/30/29	9/30/29	12/31/29	3/31/30	6/30/30	9/30/30	12/31/30
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
	Sep-2027	Dec-2027	Mar-2028	Jun-2028	Sep-2028	Dec-2028	Mar-2029	Jun-2029	Sep-2029	Dec-2029	Mar-2030	Jun-2030	Sep-2030	Dec-2030
EU Regional Development Fund	427,652	423,361	419,039	138,713										
Loan Interest	1,696,158	1,683,526	1,670,715	1,500,986	1,411,231	1,400,072	1,388,767	1,377,374	1,365,832	1,354,160	1,342,356	1,330,420	1,318,347	1,306,139
Principal														
Bank of Minutania	474,567	482,907	491,366	165,710										
Bank of Minutania Re-Fi				652,683	988,232	999,391	1,010,676	1,022,089	1,033,631	1,045,303	1,057,107	1,069,043	1,081,116	1,093,324
EU Regional Development Fund	570,624	574,915	579,236	194,046										
Loan Principal	1,045,191	1,057,822	1,070,632	1,012,439	988,232	999,391	1,010,676	1,022,089	1,033,631	1,045,303	1,057,107	1,069,043	1,081,116	1,093,324
Total Debt Service	2,741,349	2,741,348	2,741,347	2,513,425	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463
Cash Flow After Debt Service	1,092,025	1,095,146	1,148,976	1,404,166	1,304,877	1,199,902	1,246,874	1,273,148	1,277,005	1,282,701	1,327,040	1,355,106	1,360,132	1,366,995
Proceeds														
Bank of Minutania														
Bank of Minutania Re-Fi				126,424,057										
Construction Loan Proceeds														
EU Regional Development Fund														
Loan Proceeds	0	0	0	126,424,057	0	0	0	0	0	0	0	0	0	0
Loan Costs														
Bank of Minutania														
Capitalized Interest														
Loan Costs	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Balloon Payments														
Bank of Minutania				-71,132,754										
Construction Loan Proceeds														
EU Regional Development Fund				-55,291,303										
Loan Balloon Payments	0	0	0	-126,424,057	0	0	0	0	0	0	0	0	0	0
Total Financing (Net)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brain Disposition														
High Views Disposition				35,042,926										
Remaining Property Dispositions														
Rollover Equity														
Grant														
Cash Flow Available for Distribution	1,092,025	1,095,146	1,148,976	1,404,166	36,347,903	1,199,902	1,246,874	1,273,148	1,277,005	1,282,701	1,327,040	1,355,106	1,360,132	1,366,995

Levered IRR	
DCSR	1.56x 1.58x 1.74x 1.72x 1.67x 1.69x 1.70x 1.71x 1.71x 1.73x 1.74x 1.74x 1.75x
LTC	
LTV	34.43%
Levered Equity Multiple	
CoC	

	12/31/31	3/31/32	6/30/32	9/30/32	12/31/32	3/31/33	6/30/33	9/30/33	12/31/33	
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
	Dec-2031	Mar-2032	Jun-2032	Sep-2032	Dec-2032	Mar-2033	Jun-2033	Sep-2033	Dec-2033	
	Total								Total	
Rental Revenue										
Potential Base Rent	3,221,339	3,253,538	3,269,110	3,269,110	3,269,110	3,302,113	3,318,074	3,318,074	3,318,074	97,869,133
Absorption & Turnover/Vacancy	0	0	0	0	0	0	0	0	0	-1,140,264
Free Rent	0	0	0	0	0	0	0	0	0	-1,981,979
Scheduled Base Rent	3,221,339	3,253,538	3,269,110	3,269,110	3,269,110	3,302,113	3,318,074	3,318,074	3,318,074	94,746,890
Total Rental Revenue	3,221,339	3,253,538	3,269,110	3,269,110	3,269,110	3,302,113	3,318,074	3,318,074	3,318,074	94,746,890
Other Tenant Revenue										
Expense Recoveries	38,535	46,971	46,971	46,971	46,971	53,659	53,659	53,659	53,659	1,741,166
Total Other Tenant Revenue	38,535	46,971	46,971	46,971	46,971	53,659	53,659	53,659	53,659	1,741,166
Total Tenant Revenue	3,259,874	3,300,510	3,316,081	3,316,081	3,316,081	3,355,773	3,371,734	3,371,734	3,371,734	96,488,056
Multifamily Revenue										
Potential Market Rent	2,234,657	2,290,523	2,290,523	2,290,523	2,290,523	2,347,786	2,347,786	2,347,786	2,347,786	74,163,869
Loss To Lease	-249,868	-217,445	-169,818	-166,868	-159,163	-209,349	-203,580	-195,859	-190,941	-6,044,673
Multifamily Absorption & Turnover/Vacancy	0	0	0	0	0	0	0	0	0	-451,493
Potential Rent	1,984,789	2,073,079	2,120,705	2,123,656	2,131,361	2,138,437	2,144,206	2,151,928	2,156,845	67,667,703
Vacancy Allowance	-19,848	-20,731	-21,207	-21,237	-21,314	-21,384	-21,442	-21,519	-21,568	-676,677
Scheduled Multifamily Rent	1,964,941	2,052,348	2,099,498	2,102,419	2,110,047	2,117,053	2,122,764	2,130,408	2,135,277	66,991,026
Multifamily CPI Increases	154,897	85,040	47,360	49,306	48,569	69,607	78,783	76,228	78,366	2,337,173
Effective Multifamily Rental Income	2,119,838	2,137,388	2,146,858	2,151,725	2,158,616	2,186,660	2,201,547	2,206,636	2,213,643	69,328,199
Total Multifamily Revenue	2,119,838	2,137,388	2,146,858	2,151,725	2,158,616	2,186,660	2,201,547	2,206,636	2,213,643	69,328,199
Other Revenue										
Bike Rentals	14,119	14,472	14,472	14,472	14,472	14,833	14,833	14,833	14,833	456,990
Pet Rent	3,927	4,025	4,025	4,025	4,025	4,126	4,126	4,126	4,126	126,521
Utility Reimbursements	181,732	190,260	194,909	195,173	195,858	196,331	196,874	197,474	197,890	5,892,503
WiFi	29,322	30,055	30,055	30,055	30,055	30,806	30,806	30,806	30,806	969,410
Total Other Revenue	229,099	238,811	243,460	243,725	244,410	246,096	246,640	247,239	247,655	7,445,425
Potential Gross Revenue	5,608,811	5,676,708	5,706,399	5,711,531	5,719,107	5,788,429	5,819,921	5,825,610	5,833,033	173,261,679
Vacancy and Credit Loss										
Vacancy Allowance	-104,934	-106,258	-106,767	-106,767	-106,767	-108,065	-108,586	-108,586	-108,586	-3,108,419
Total Vacancy and Credit Loss	-104,934	-106,258	-106,767	-106,767	-106,767	-108,065	-108,586	-108,586	-108,586	-3,108,419
Effective Gross Revenue	5,503,877	5,570,450	5,599,633	5,604,765	5,612,340	5,680,364	5,711,334	5,717,023	5,724,446	170,153,261
Operating Expenses										
Common Area Maintenance	56,269	57,113	57,113	57,113	57,113	57,970	57,970	57,970	57,970	1,767,124

	12/31/31	3/31/32	6/30/32	9/30/32	12/31/32	3/31/33	6/30/33	9/30/33	12/31/33	
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
	Dec-2031	Mar-2032	Jun-2032	Sep-2032	Dec-2032	Mar-2033	Jun-2033	Sep-2033	Dec-2033	
	Total								Total	
General Administrative	48,944	49,678	49,678	49,678	49,678	50,423	50,423	50,423	50,423	1,653,791
Insurance	147,831	150,049	150,049	150,049	150,049	152,300	152,300	152,300	152,300	4,797,526
Janitorial	35,709	36,245	36,245	36,245	36,245	36,789	36,789	36,789	36,789	1,121,613
Landscaping and Grounds	46,281	46,975	46,975	46,975	46,975	47,679	47,679	47,679	47,679	1,454,366
Landscaping, Pool and Grounds	32,629	33,119	33,119	33,119	33,119	33,616	33,616	33,616	33,616	1,102,527
Marketing	32,629	33,119	33,119	33,119	33,119	33,616	33,616	33,616	33,616	1,102,527
Payroll	48,944	49,678	49,678	49,678	49,678	50,423	50,423	50,423	50,423	1,653,791
Pest Control	33,628	34,133	34,133	34,133	34,133	34,645	34,645	34,645	34,645	1,056,455
Property Management Fee	150,685	152,272	152,962	153,108	153,315	155,182	156,047	156,199	156,410	4,650,634
Real Estate Taxes	204,683	207,753	207,753	207,753	207,753	210,870	210,870	210,870	210,870	6,621,568
Repairs and Maintenance	50,942	51,706	51,706	51,706	51,706	52,482	52,482	52,482	52,482	1,716,342
Security	76,330	77,475	77,475	77,475	77,475	78,637	78,637	78,637	78,637	2,514,771
Turnover	16,315	16,559	16,559	16,559	16,559	16,808	16,808	16,808	16,808	551,264
Utilities	137,427	139,488	139,488	139,488	139,488	141,580	141,580	141,580	141,580	4,471,736
Total Operating Expenses	1,119,247	1,135,362	1,136,052	1,136,198	1,136,405	1,153,018	1,153,883	1,154,036	1,154,246	36,236,033
Net Operating Income	4,384,630	4,435,087	4,463,581	4,468,567	4,475,936	4,527,346	4,557,451	4,562,987	4,570,200	133,917,227
Leasing Costs										
Tenant Improvements	0	0	0	0	0	0	0	0	0	4,046,122
Leasing Commissions	0	0	0	0	0	0	0	0	0	3,258,481
Total Leasing Costs	0	0	0	0	0	0	0	0	0	7,304,603
Capital Expenditures										
Capital Expenses	216,420	219,666	219,666	219,666	219,666	222,961	222,961	222,961	222,961	6,952,136
Construction Costs										356,261,000
Construction Fees										53,439,150
Ground Lease	212,057	215,238	215,238	215,238	215,238	218,467	218,467	218,467	218,467	8,874,270
Total Capital Expenditures	428,477	434,904	434,904	434,904	434,904	441,428	441,428	441,428	441,428	425,526,556
Total Leasing & Capital Costs	428,477	434,904	434,904	434,904	434,904	441,428	441,428	441,428	441,428	432,831,159
Cash Flow Before Debt Service	3,956,154	4,000,183	4,028,677	4,033,663	4,041,032	4,085,918	4,116,024	4,121,560	4,128,772	-298,913,932
Interest										
Bank of Minutania										10,658,356
Bank of Minutania Re-Fi	1,255,912	1,242,998	1,229,940	1,216,733	1,203,378	1,189,871	1,176,212	1,162,398	1,148,430	29,211,331

	12/31/31	3/31/32	6/30/32	9/30/32	12/31/32	3/31/33	6/30/33	9/30/33	12/31/33	
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
	Dec-2031	Mar-2032	Jun-2032	Sep-2032	Dec-2032	Mar-2033	Jun-2033	Sep-2033	Dec-2033	
	Total								Total	
EU Regional Development Fund										3,610,267
Loan Interest	1,255,912	1,242,998	1,229,940	1,216,733	1,203,378	1,189,871	1,176,212	1,162,398	1,148,430	43,479,954
Principal										
Bank of Miulania										3,867,246
Bank of Miulania Re-Fi	1,143,551	1,156,465	1,169,623	1,182,730	1,196,085	1,209,592	1,223,251	1,237,066	1,251,033	25,176,498
EU Regional Development Fund										4,708,697
Loan Principal	1,143,551	1,156,465	1,169,623	1,182,730	1,196,085	1,209,592	1,223,251	1,237,066	1,251,033	33,752,441
Total Debt Service	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,463	2,399,464	2,399,463	77,232,395
Cash Flow After Debt Service	1,556,691	1,600,720	1,629,214	1,634,200	1,641,569	1,646,455	1,716,561	1,722,096	1,729,309	-376,146,327
Proceeds										
Bank of Miulania										75,000,000
Bank of Miulania Re-Fi										126,424,057
Construction Loan Proceeds										156,697,420
EU Regional Development Fund										60,000,000
Loan Proceeds	0	0	0	0	0	0	0	0	0	418,121,477
Loan Costs										
Bank of Miulania										750,000
Capitalized Interest										7,096,618
Loan Costs	0	0	0	0	0	0	0	0	0	7,840,618
Balloon Payments										
Bank of Miulania										-71,132,754
Construction Loan Proceeds										-156,697,420
EU Regional Development Fund										-55,291,303
Loan Balloon Payments	0	0	0	0	0	0	0	0	0	-566,242,564
Total Financing (Net)	0	0	0	0	0	0	0	0	-101,247,559	25,911,623
Brain Disposition										
High Views Disposition										
Remaining Property Dispositions										
Rollover Equity										365,636,691
Grant										
Cash Flow Available for Distribution	1,556,691	1,600,720	1,629,214	1,634,200	1,641,569	1,646,455	1,716,561	1,722,096	1,729,309	387,567,990
										-248,986,345

Levered IRR	
DCSR	1.83x
LTC	1.86x
LTV	1.86x
Levered Equity Multiple	1.87x
CoC	1.87x
	1.90x
	1.90x
	1.90x
	1.90x

Parcel Breakdown

Parcel	Building Name	Asset Type	Lot Size (SQM)	Floor Area (SQM) IMPS 1
1	The Tower	Office	3,000	9,000
2	The Depots	Office	5,000	10,000
3	The Brain	Office	4,000	8,000
4	Grand Views	Apartments	4,000	8,000
5	High Views	Apartments	3,000	6,250
6	Wide Views	Apartments	4,000	8,000
7	Peak Views	Apartments	3,000	7,500
8	Mini-Minutania	Leisure	4,000	5,000
9	The Traditionals	Restaurant	1,000	1,500
10	The Veggies	Restaurant	800	1,000
X	The UGrounds	Parking	64,200	12,000
X	Park	Park		
Total			96,000	

Construction Budget

Parcel Name	Total Cost (PC)	Total Cost (Euros)
Tower	53,250,000	52,185,000
Depots	40,250,000	39,445,000
Brain	38,250,000	37,485,000
Grandviews	48,000,000	47,040,000
High Views	33,000,000	32,340,000
Wide Views	40,000,000	39,200,000
Peak Views	40,500,000	39,690,000
Mini Minutania	15,000,000	14,700,000
The Traditionals	6,000,000	5,880,000
The Veggies	5,200,000	5,096,000
The U Grounds (Parking)	30,000,000	29,400,000
Castle Exterior	4,080,000	4,000,000
Park	10,000,000	9,800,000
Total Construciton Costs	363,530,000	356,261,000
Total Development Fees	54,529,500	53,439,150
Total Construciton Costs	418,059,500	409,700,150

Sources & Uses -

Sources	Total	%	Per GSM	Party
Equity	\$234,977,430	55%	\$2,448	Royal State Fund
Construction Loan	\$169,984,953	40%	\$1,771	EU & Minutania
Grant	\$20,000,000	5%	\$208	EU Structural Fund
Total	\$424,962,383	100%	-	-

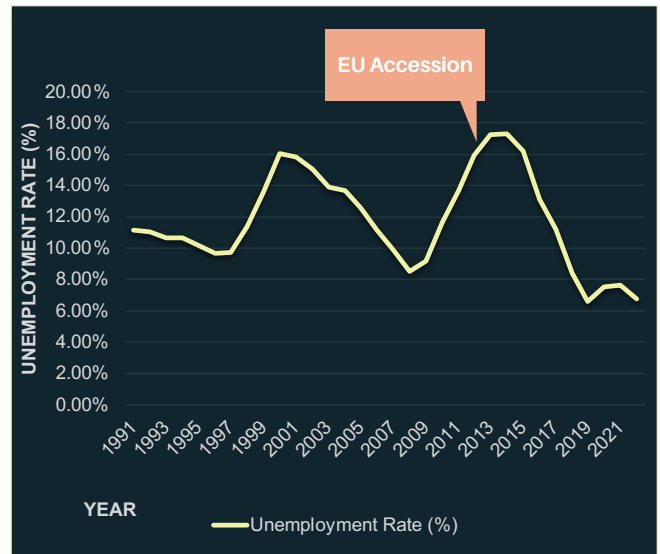
Uses	Total	%	Per GSM	Timeline (Mo)
Construction Costs	\$356,261,000	84%	\$3,711	January 2024 --> December 2025
Construction Fees	\$53,439,150	13%	\$557	January 2024 --> December 2025
Ground Lease (27mo)	\$2,227,105	1%	\$23	January 2024 --> March 2026
Capitalized Intrest	\$7,090,618	2%	\$74	January 2024 --> March 2026
Tennant Improvements	\$3,266,688	1%	\$34	January 2026--> March 2026
Leasing Commissions	\$2,677,822	1%	\$28	January 2026 --> March 2026
Total	\$424,962,383	100%	-	-

Timeline

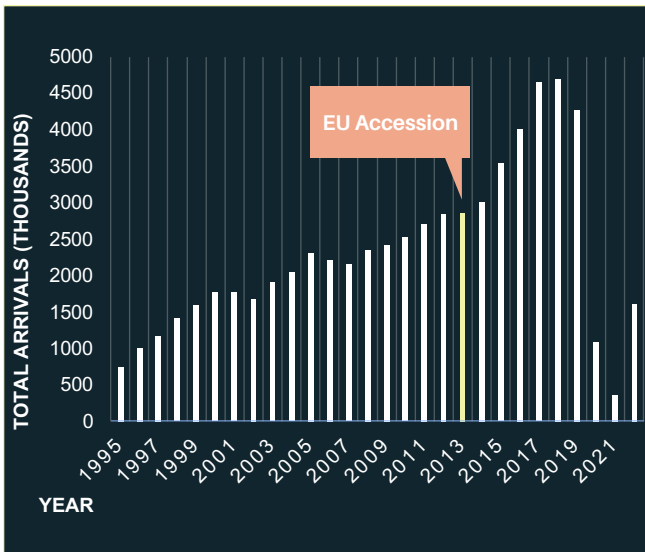
Construction								Refinance	Sell The Brain							
2024				2025				2026				2027				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Refinance				Sell High Views				Cash Flow to Investors				Cash Flow to Investors				
2028				2029				2030				2031				
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Cash Flow to Investors																
2032				2033												
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4									



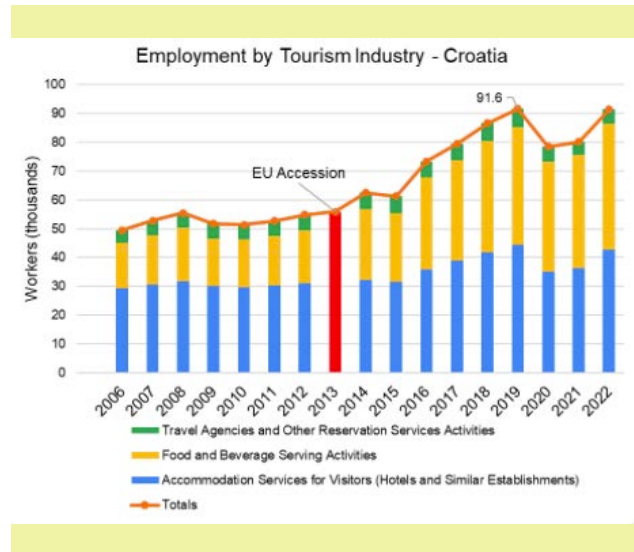
Croatia Gdp Growth , Source: The World Bank



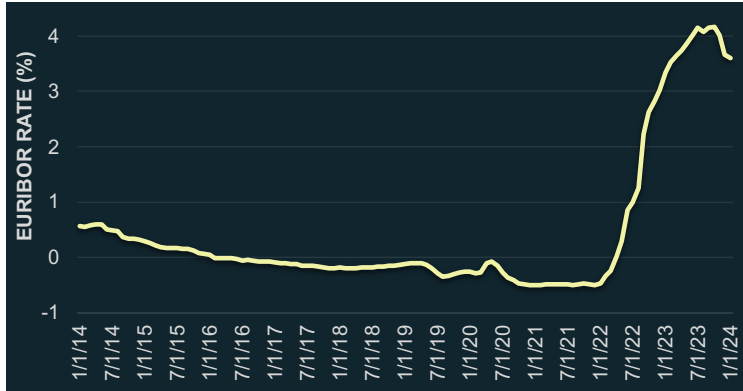
Croatia Unemployment Rate, Source: macrotrends.net



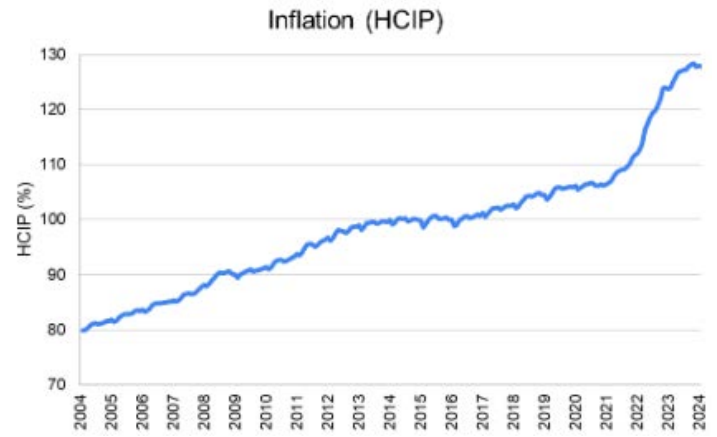
Croatia Inbound Tourism , Source: unwto.org



Croatia Employment by Tourism Industry , Source: unwto.org



Interest Rates , Source: Euriborrates.eu



Inflation , Source: Euro Stat

Office Tenants

Tenant	Credit Rating	Building	Floor Area (sqm)	Rent Price / sqm	Monthly Gross Rent [€]	Lease Term	Lease Tenant Extension Option	Tenant Improvements	Rent Adjustments
WeStillWork	C	The Depots	8,000	40	320,000	5Y	5Y	1,500,000	Indexed
Dymler Automotive	B+	The Brain	1,600	36	57,600	10Y		500,000	Rent Review after 5Y (upwards)
Telexmax	A	The Brain	1,800	45	81,000	5Y			
MultiEnergy	A-	The Brain	2,000	40	80,000	5Y	5Y		44€/sqm from 4Y (onwards)

Office MLAs

	The Tower	The Brain - Telexmax (A)	The Brain - MultiEnergy (A-)	The Brain - Dymler (B+)	The Depots - WeStillWork (C)
Term Length (Years)	5	5	5	5	5
Renewal Probability	85%	80%	75%	70%	65%
Months Vacant	3	3	4	5	6
Market Base Rent (sqm/month)	€52.90	€50.82	€40.66	€45.18	€45.18
Free Rent (months)	3	3	3	3	3
New TI (sqm)	€225.88	€163.77	€135.53	€112.94	€96.00
Renew TI (sqm)	€56.47	€79.06	€67.77	€56.47	€50.82
New LC	4%	4%	4%	4%	4%
Renew LC	2%	2%	2%	2%	2%
Vacancy	3%	3%	3%	3%	3%
Recoveries	€60,069.00	€5,981.00	€6,728.00	€7,476.00	€22,560.00

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
33	S (100 sqm)	18	50%	A	35.00	Indexed
	M (250 sqm)	10	20%	A	31.00	Indexed
	L (500 sqm)	5	100%	A+	28.00	Indexed

Grand Views Tenants

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
30	S (100 sqm)	10	60%	A	38.00	Indexed
	M (250 (sqm)	20	40%	A	34.00	Indexed

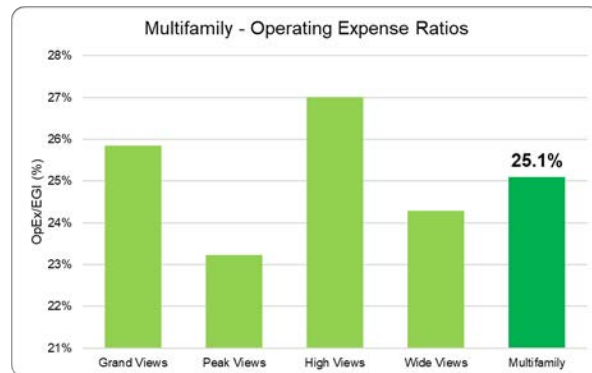
Peak Views Tenants

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
15	M (250 (sqm)	10	90%	B	31.00	Indexed
	L (500 sqm)	5	20%	A	28.00	Indexed

High Views Tenants

Total Units	Unit Type	Number of Units by Size	Pre-Letting Share	Avg. Credit Rating	Monthly Gross Rent (€/sqm)	Rent Adjustments
38	S (100 sqm)	18	50%	A	30.00	Indexed
	M (250 (sqm)	20	40%	A	25.00	Indexed

Wide Views Tenants



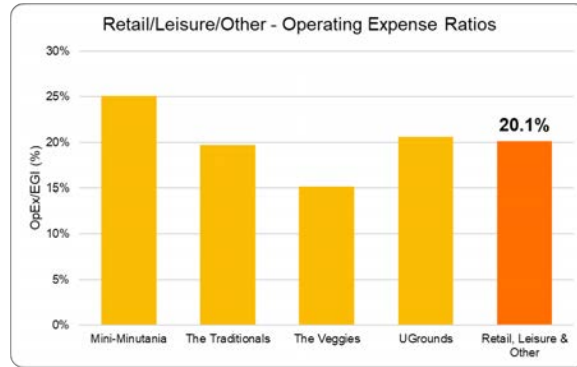
Multifamily Operating Expenses

	Grand Views	High Views	Wide Views	Peak Views
Term Length (Yrs)	5	5	5	5
Renewal Probability	70%	70%	70%	70%
Months Vacant	3	3	-	-
Market Base Rent S (month)	€3,500.00		€3,000.00	€3,800.00
Market Base Rent M (month)	€7,750.00	€7,750.00	€6,250.00	€8,500.00
Market Base Rent L (month)	€14,000.00	€14,000.00	-	-
Vacancy	1%	1%	1%	1%
Recoveries	€65,813.00	€46,199.00	€567,341.00	€65,865.00

Multifamily MLAs

Tenant	Credit Rating	Building	Floor Area (sqm)	Monthly Gross Rent [€]	Lease Term	Lease Tenant Extension Option	Tenant Improvements	Rent Adjustments
Minutania Children Foundation	A+	Mini-Minutania	4,250	21,250	20Y			
McQuality	A	The Traditionals	1,350	81,000	3Y	5Y	Free Rent 6 Month	Indexed
ParkPax	A-	Publix	Entire Parking Structure	50,000	10Y	10Y		Indexed

Retail, Leisure and Other Tenants



Retail, Leisure, and Other Operating Expenses

	The Traditionals	The Veggies	Mini Minutania	UGrounds
Term Length (Years)	5	5	5	5
Renewal Probability	75%	75%	80%	50%
Months Vacant	3	5	2	-
Market Base Rent (sqm/month)	€49.69	€72.85	€49.69	-
Free Rent	0	3	0	-
New TI Yr 4(sqm)	€182.99	€169.41	€112.94	-
Renew TI Yr 4(sqm)	€90.35	€79.06	€22.59	-
New LC	1st Month Rent	1st Month Rent	5%	-
Renew LC	1st Month Rent	1st Month Rent	3%	-
Vacancy	5%	5%	3%	3%
Recoveries	€25,410.00	€16,940.00	€31,370.00	-

Retail/Leisure/Other MLAs

	Lot Size	Percent	Amount (Year 1)
Tower	3000	9.43%	\$92,452.83
Depots	5000	15.72%	\$154,088.05
Brain	4000	12.58%	\$123,270.44
Grandviews	4000	12.58%	\$123,270.44
High Views	3000	9.43%	\$92,452.83
Wide Views	4000	12.58%	\$123,270.44
Peak Views	3000	9.43%	\$92,452.83
mini mnita]	4000	12.58%	\$123,270.44
The Traditnals	1000	3.14%	\$30,817.61
the veggies	800	2.52%	\$24,654.09
Totals	31800	100%	\$980,000.00

Ground Lease Pro Rata Break Down

	The Tower	The Depots	The Brain	Grand Views	High Views	Wide Views	Peak Views	The Traditonals	The Veggies	Mini-Minutania	The UGrounds
Going in cap rate	5.75%	5.75%	5.75%	4.00%	4.00%	4.00%	4.00%	5.00%	5.00%	3.75%	4.00%
Risk Adjustment	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Reversion Cap Rate	6.00%	6.00%	6.00%	4.25%	4.25%	4.25%	4.25%	5.25%	5.25%	4.00%	4.25%

Cap Rates

	The Tower	The Deoptos	The Brain	Grand Views	High Views	Wide Views	Peak Views	The Traditonals	The Veggies	Mini-Minutania	The UGrounds
Reversion Cap Rate	6.00%	6.00%	6.00%	4.25%	4.25%	4.25%	4.25%	5.25%	5.25%	4.00%	4.25%
Year 11 NOI	€4,070,849	€3,704,999	€3,334,064	€2,502,039	€1,728,611	€2,645,192	€2,569,009	€700,845	€767,487	€571,175	€519,016
Year 11 Sale Value	€67,847,483	€61,749,983	€55,567,733	€58,871,506	€40,673,200	€62,239,812	€60,447,271	€13,349,429	€14,618,800	€14,279,375	€12,212,141

Year 11 Potential Reversion Value

	Weighted Average Cost of Capital										
	The Tower	The Deoptos	The Brain	Grand Views	High Views	Wide Views	Peak Views	Mini-Minutania	The Traditonals	The Veggies	The UGrounds
All in Cost of Royal State Fund Equity	5.50%	6.50%	6.00%	4.65%	5.25%	4.75%	4.75%	5.50%	5.75%	6.50%	6.00%
All in Cost of Mendocito Royal Fund Equity	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%
All in Cost EU Structural Fund Debt	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
All in Cost Bank of Minutania Debt	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%	6.99%
All in Cost of Bridge Debt	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
All In Cost of Construction Debt	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%	6.20%
Weighted Average Cost of Capital	6.05%	6.39%	6.22%	5.76%	5.96%	5.79%	5.79%	6.05%	6.13%	6.39%	6.22%
Risk Premium	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Discount Rate	7.05%	7.39%	7.22%	6.76%	6.96%	6.79%	6.79%	7.05%	7.13%	7.39%	7.22%

WACC

Sources	Total	%	Per GSM	Party
Equity	\$234,977,430	55%	\$2,448	Royal State Fund
Construction Loan	\$169,984,953	40%	\$1,771	EU & Minutania
Grant	\$20,000,000	5%	\$208	EU Structural Fund
Total	\$424,962,383	100%	96,000	-

Uses	Total	%	Per GSM	Timeline (Mo)
Construction Costs	\$356,261,000	84%	\$3,711	January 2024 -> December 2025
Construction Fees	\$53,439,150	13%	\$557	January 2024 -> December 2025
Ground Lease (27mo)	\$2,227,105	1%	\$23	January 2024 -> March 2026
Capitalized Intrest	\$7,090,618	2%	\$74	January 2024 -> March 2026
Tenant Improvements	\$3,266,688	1%	\$34	January 2026 -> March 2026
Leasing Commissions	\$2,677,822	1%	\$28	January 2026 -> March 2026
Total	\$424,962,383	100%	-	-

Sources & Uses

	Construction Loan (Q1 2025)	EU Structural Fund (Q1 2026)	Bank of Minutania (Q1 2026)	Bank of Minutania Refinance (Q2 2028)
LTC	39.99%	-	-	-
LTV	-	33.26%	33.26%	34.43%
Index	Euribor-12mo	-	-	-
Spread	2.50%	-	-	-
Average/All-In Interest Rate	6.20%	3%	6.99%	4.50%
Loan Amount	€169,984,953	€60,000,000	€75,000,000	€126,424,057
Paydown / Amortzation	-	20 Years	20 Years	20 Years
Term	27 Months	10 Years	10 Years	10 Years
I/O Period	27 Months	-	-	-
Arrangement Fee	0%	0%	1%	0%
DSCR	-	1.53x	1.53x	1.69x

Returns

10 Year Equity Multiple	10 Year IRR
2.05x	10.21%

	IRR	Year 10 Portfolio Level NOI				
		€18,217,984	€18,673,434	€19,140,270	€19,618,776	€20,109,246
Cap Rate	4.72%	9.58%	9.83%	10.09%	10.35%	10.61%
	4.47%	10.14%	10.40%	10.66%	10.92%	11.18%
	4.22%	10.75%	11.01%	11.27%	11.53%	11.79%
	3.97%	11.39%	11.65%	11.92%	12.18%	12.45%
	3.72%	12.09%	12.35%	12.62%	12.89%	13.16%

IRR Sensitivity Analysis



Kings Courts

Argus University Challenge 2024



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