

CASE STUDY

\$100M Capital Raise for Real Estate Development Project

Strategic Capital Advisory Engagement Led by A.M.S. Capital Management

Transaction Summary

Transaction Metric	Details
Sector	Real Estate Development
Capital Raised	\$100M
Investor Type	Institutional Investors / Family Office
Geography	United States
Timeline	10 Months
AMS Role	Strategic Capital Advisory, Investment Structuring and Investor Introductions

Client Background

The client was a real estate development company specialising in large-scale mixed-use residential and commercial developments in high-growth metropolitan markets.

The project involved the development of a large multi-phase real estate asset requiring significant institutional capital to fund land acquisition, construction and operational infrastructure.

Although the development opportunity presented strong long-term value potential, the company required external capital to execute the project at scale.

AMS Capital Management was engaged to structure the capital raise and introduce the opportunity to institutional investors within its global investor network.

Market Context

The global real estate sector continues to attract significant institutional investment due to its long-term asset appreciation potential and stable income generation.

Growing urbanisation, infrastructure expansion and increasing housing demand have created strong opportunities for large-scale property development projects.

Global Real Estate Market Growth

Year	Market Size (\$ Trillion)
2022	10.5
2023	11.2
2024	12.0
2025	12.9
2026	13.8

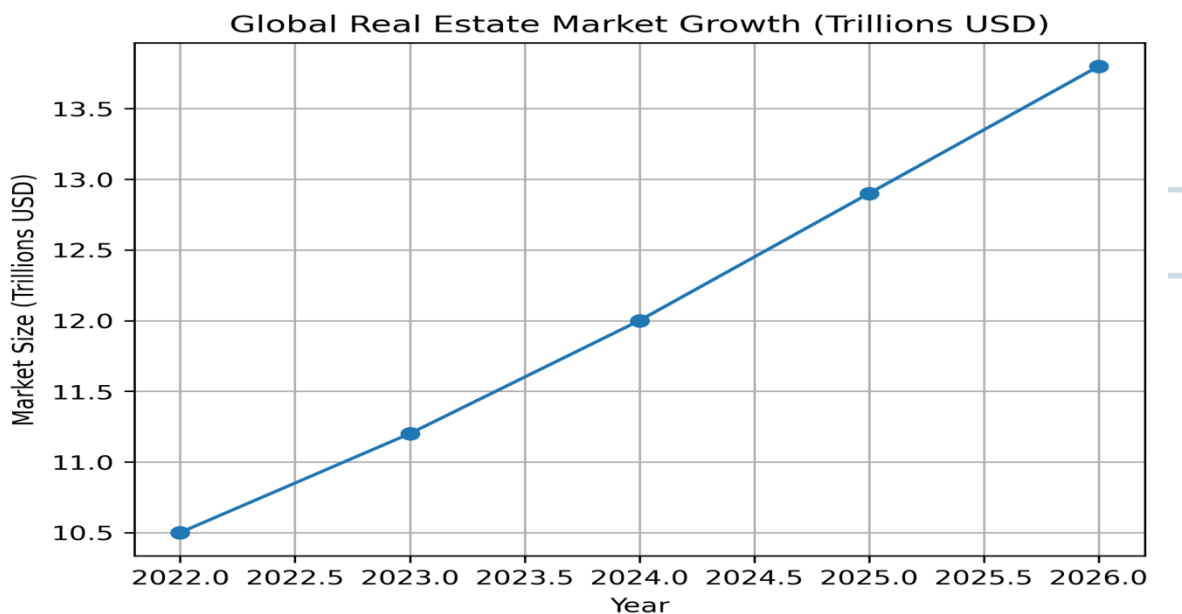


Figure 1 — Global Real Estate Market Growth

Estimated Annual Growth Rate: ~7%

Source: Global Real Estate Market Reports

This sustained growth has driven significant investor demand for large-scale real estate development opportunities.

Key Strategic Challenges

1 Investment Structuring

The scale of the development project required a significant capital commitment and a structured investment approach capable of aligning investor returns with project timelines.

AMS worked closely with the client to structure an investment framework suitable for institutional investors.

2 Financial Modelling

A comprehensive financial model was developed to demonstrate:

- projected development revenues
- asset appreciation potential
- capital deployment timeline

This enabled investors to evaluate the project's long-term financial performance.

3 Investor Access

Large real estate developments require investors capable of deploying significant capital.

AMS leveraged its global investor network to identify institutional investors and family offices with strong interest in real estate development opportunities.

Financial Projection Model

Year	Projected Revenue (\$M)
Year 1	25
Year 2	60
Year 3	120
Year 4	180

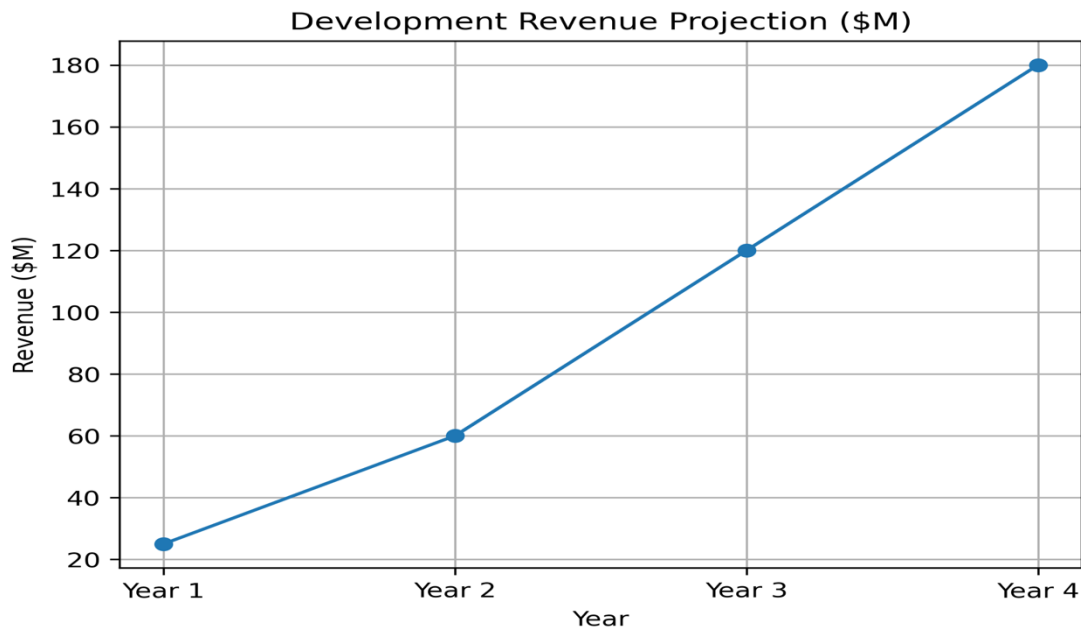


Figure 2 — Development Revenue Projection

Projected Internal Rate of Return (IRR): 18–22%

AMS Advisory Process

AMS Capital Management worked with the management team through three key phases.

Phase I — Capital Structuring

- Investment thesis development
- Development financial modelling
- Investor positioning

Phase II — Investor Preparation

- Investment documentation preparation
- capital structuring strategy
- investor targeting

Phase III — Investor Engagement

AMS introduced the opportunity to a number of institutional investors and family offices interested in large-scale real estate development.

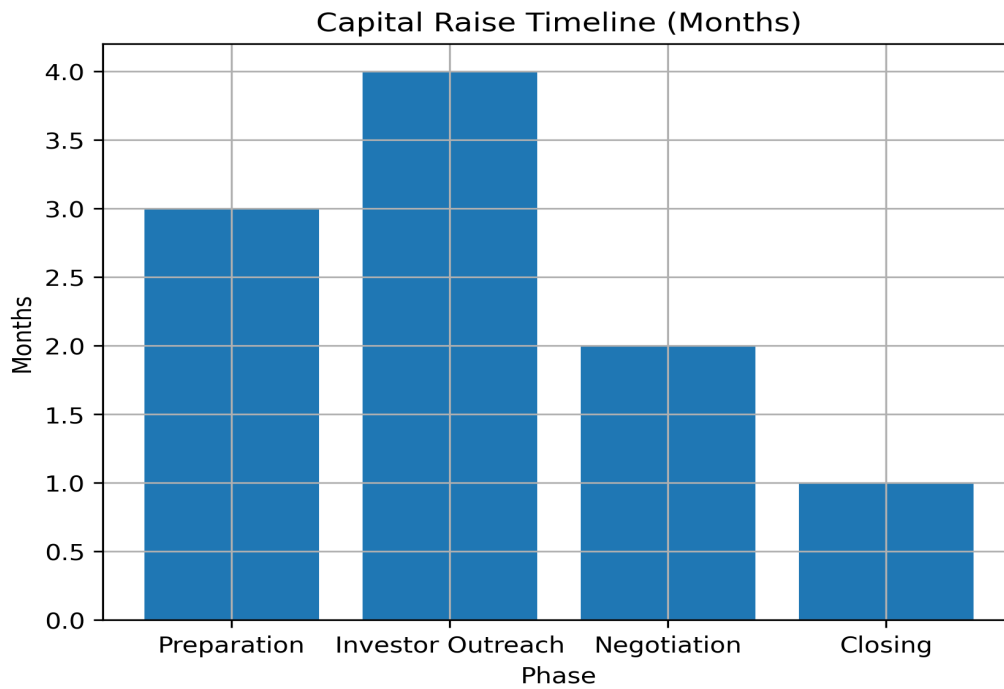


Figure 3 — Capital Raise Process Timeline

Timeline example:

- Preparation — 3 months
- Investor Outreach — 4 months
- Negotiation — 2 months
- Closing — 1 month

Typical capital raise timeline: **10 months**

Transaction Structure

Capital Raised

Investor Type	Investment Amount
Institutional Investor	\$70M
Family Office Investor	\$30M

Total Capital Raised: \$100M

Use of Funds

Use of Funds	Allocation (%)
Land Acquisition	40%
Construction	40%
Marketing & Sales	10%
Working Capital	10%

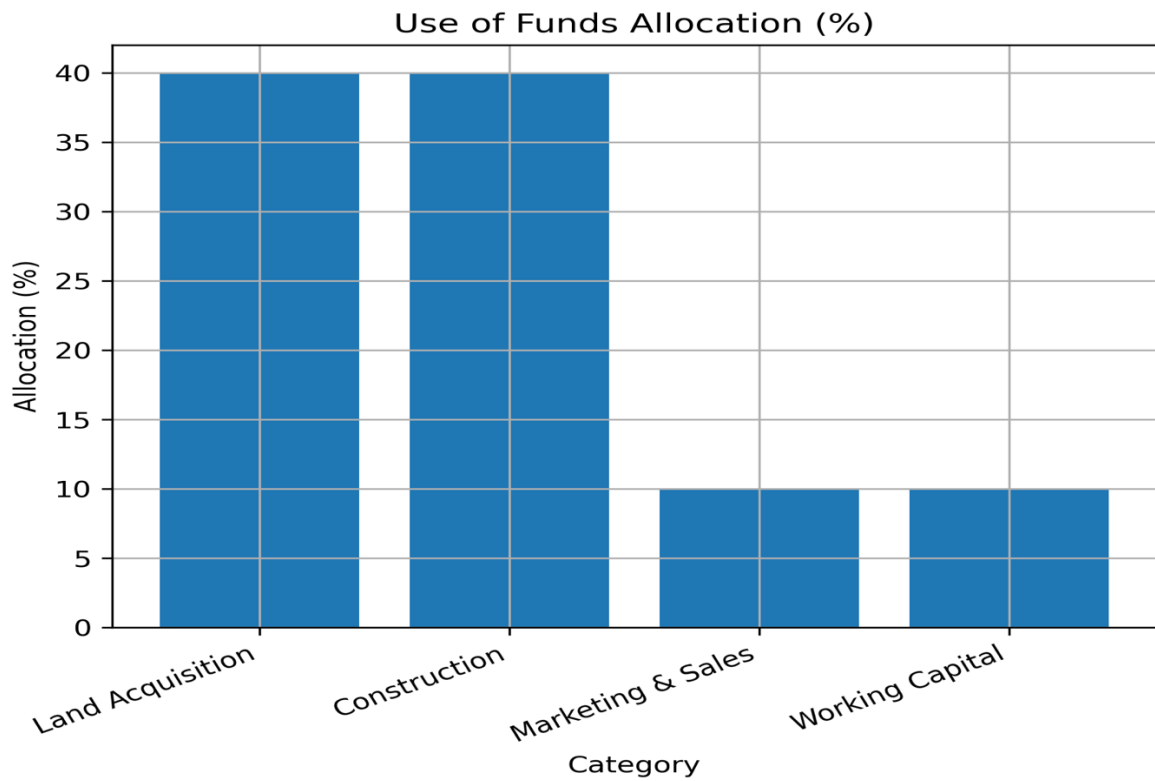


Figure 4 — Use of Funds Allocation

The capital was allocated primarily towards land acquisition and construction to support the development of the project.

Outcome

The project successfully secured \$100 million in institutional capital within ten months of engagement.

The funding enabled the company to:

- acquire development land
- begin large-scale construction
- accelerate project development timelines
- attract additional strategic investors

Post-Investment Asset Growth

Year	Project Value (\$M)
Year 1	100
Year 2	145
Year 3	210
Year 4	300

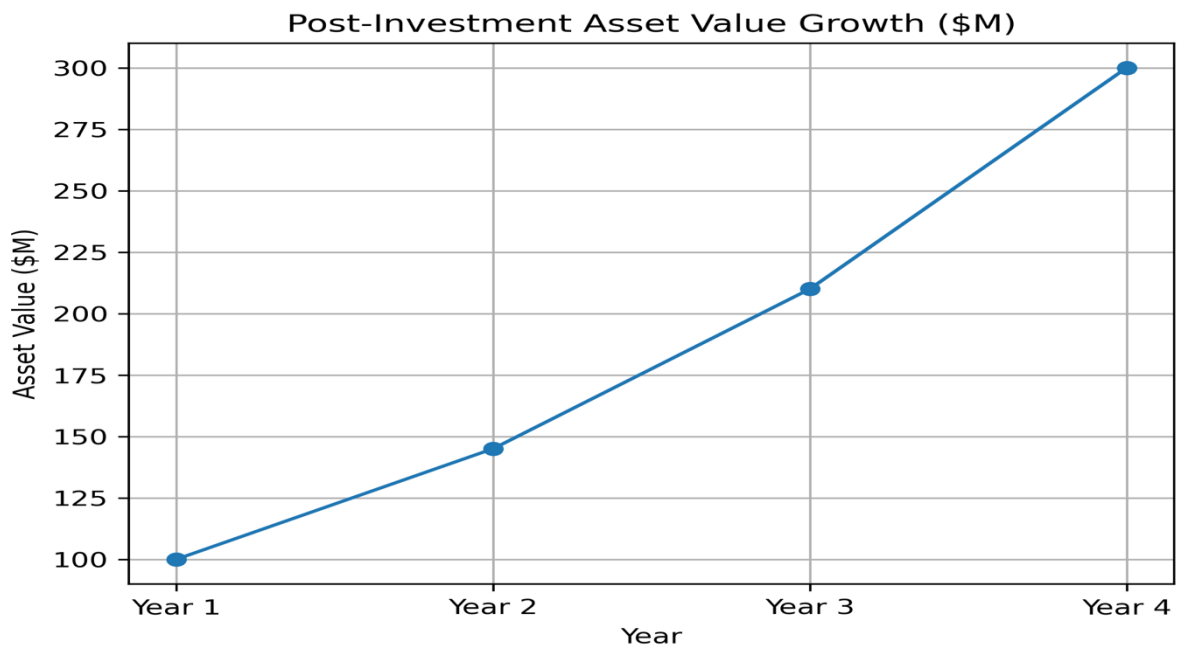


Figure 5 — Asset Value Growth Post Investment

Following the capital raise, the development experienced strong value appreciation as construction progressed and demand for the asset increased.

AMS Role

AMS Capital Management acted as Strategic Capital Advisor, supporting the company with:

- investment structuring
- financial modelling and project valuation
- investor identification and targeting
- facilitating introductions to institutional investors

Through its advisory process and global investor network, AMS successfully secured the capital required to support the development project.

Transaction Summary

Metric	Result
Capital Raised	\$100M
Timeline	10 Months
Investor Type	Institutional Investors
Sector	Real Estate Development
Outcome	Successful Capital Raise

Advisory Impact

This transaction demonstrates AMS Capital Management's ability to structure large-scale real estate capital raises and connect development projects with institutional investors.