SWISS AMC

Sculpting Success, Crafting Wealth - Your Financial Future, Our Expertise!

Aiero Ventures - AMC

Yield : Accumulation Distribution 80%/20% Profit
Term : Open-ended
Coupon : --
Min Investment : $25,000
Sector : Aviation Industry
Share Class : $

01.

Atro International FZE - Hybrid AMC

Yield : 12% pa. Paid Annually
Term : 5 Years
Coupon : Semi-Annually
Min Investment : $25,000
Sector : Commodity Trading
Share Class : $

02.

Celadon Pharmaceuticals - AMC

Yield : Accumulation Distribution 80%/20% Profit
Term : 5 years
Coupon : --
Min Investment : £25,000
Sector : UK Cannaboid Pharmaceutical industry
Share Class : £

03.

DeCant

Yield : 10% pa. Paid Annually
Term : 5 Years
Coupon : Semi-Annually
Min Investment : £25,000
Sector : Whisky and Wine
Share Class : £

04.

Beauford

05.

Yield : 10% pa. plus profit share
Term : 5 Years
Coupon : Semi-Annually
Min Investment : £25,000
Sector : UK Property Building
Share Class : £

Platform DC

06.

Yield : 8% pa. plus profit share
Term : 5 years
Coupon : Semi-Annually
Min Investment : £25,000
Sector : UK Data Centres
Share Class : £

CountryLarge

07.

Yield : 7% pa. plus profit share
Term : 5 Years
Coupon : Semi-Annually
Min Investment : £25,000
Sector :UK Residential Property
Share Class : £

Global Fine Art

08.

Yield : 12% pa. Paid Annually
Term : 5 years
Coupon : Semi Annually
Min Investment : £25,000
Sector : Art and Museum
Share Class : £

Quillpoint

09.

Yield : 10% pa. plus profit share
Term : 5 Years
Coupon : Annually
Min Investment : £25,000
Sector : UK Commercial Property
Share Class : £

AIERO VENTURES

Executive overview

AIERO Ventures is a specialized investment Cell targeting high-growth, high-margin technology opportunities across the Integrated Aviation and Aerospace Ecosystem (IAAE).
The IAAE – encompassing airlines, airports, air **traffic control, aerospace OEMs, MRO** (maintenance, repair, overhaul) providers, and related technology infrastructure – is a massive industry in the midst of digital transformation.

The global aerospace sector (including commercial aviation and support services) is projected to double from about $374 billion in 2024 to over $790 billion by 2034. Within this, digital solutions for aviation (software, IT and data services for airlines/airports/MROs) generated $28.97 billion in 2023 and will grow at ~7% CAGR to $57 billion by 2033. Yet, despite this substantial market, investors have historically under-allocated capital to aviation technology due to the industry's reputation for low margins and volatility when focusing only on airlines.

AIERO Ventures takes a contrarian view: we see significant untapped value beyond the airlines themselves, in the enabling technologies and **services that can improve efficiency, safety, and** profitability across the entire aviation value chain.

FACTS AND FIGURES

ISIN	Available on Request*
Issuer	Eurydice PCC Ltd
Product Sponsor	Orpheus Capital Ltd
Strategy Manager	Shire Capital Limited
Paying Agent	ISP Securities AG, Switzerland
Custodian	Swissquote Bank Switzerland
Issue Price	$ 1,000 per Product
Currency	USD
Annual Income	Projected Returns - X 3.5 DPI

Fees

Issuance fee	1%
Management fee	2% pa
Administration fee	1% pa
Distribution Fee	Up to 5%

ATRO INTERNATIONAL FZE

FACTS AND FIGURES

ISIN	Available on Request*
Issuer	Calliope SPC (Cayman)
Product Sponsor	Orpheus Capital Ltd
Strategy Manager	Shire Capital (Pty) Ltd
Paying Agent	ISP asthe paying agent
Custodian	Swissquote Bank Switzerland
Issue Price	$ 1,000 per Product
Currency	USD
Annual Income	12% pa

Fees

Issuance fee	1%
Management fee	2% pa
Administration fee	1% pa
Distribution Fee	Up to 5%

Executive Overview

Atro International FZE is committed to resilience, integrity, and sustainable growth in global commodity markets.
Atro International leverages its strengths to maintain a competitive edge in the market.
The company has a proven ability to navigate regulatory complexities across different political environments.
Long-standing relationships with reliable suppliers and logistics providers enhance operational efficiency.
Atro can deliver at scale, with average annual revenues exceeding $116 million for the last four years.

Atro International is a major supplier of raw materials in Southern Asia, showcasing strong financial metrics.

- Revenue for 2024 was $84 million, with a net income of $4.76 million and EBITDA of $5.26 million.
- The company has maintained an average annual recurring revenue exceeding $116 million over the last four years.
- Atro operates with very low debt, indicating a low-risk business model.

Southern Asia presents significant growth opportunities driven by demographic and economic-factors.

- The region's population is over 2 billion, expected to reach 2.5 billion by 2050.
- GDP growth forecasts for 2025 and 2026 are 5.8% and 6.1%, respectively, outpacing other regions.
- Atro has established long-term relationships with clients in high-growth sectors like infrastructure and manufacturing.

Actively Managed Certificate (AMC)

World's first regulated, securitised, tradable pharmaceutical cannabinoid investment product through a strategic pharmaceutical portfolio

Open Ended | Listed | Private Placement

Celadon Pharmaceuticals Ltd

"Delivering pharmaceutical cannabinoid solutions to underserved patients, where conventional treatments have failed"

Facts and Figures

- **ISIN:** Available on Request*
- **Issuer:** Eurydice PCC Ltd (Guernsey)
- **Product sponsor:** Orpheus Capital Ltd
- **Strategy manager:** Shire Capital (Pty) Ltd
- **Paying agent:** Incore Bank Switzerland
- **Custodian:** Swissquote Switzerland
- **Issue price:** £1,000
- **Currency:** £ GBP
- **Equity IRR:** 29%
- **NPV:** £390m (15% WACC)

Fees

- **Issuance fee:** 1%
- **Management fee:** 2%
- **Administration fee**: 1%
- **Performance fee:** Up to 20%
- **Distribution fee:** Up to 5%

This AMC is a private placement, not a Retail Public Offering (www.swiss-amc.com)

The Market Opportunity

Pharmaceutical investments

The global pharmaceutical investment market has delivered consistent returns, averaging 8.5% annually over the past two decades.

Goldman Sachs reports pharmaceutical companies hold $700 billion for strategic investments, with pharmaceutical cannabis identified as a high-growth sector offering significant untapped market potential.

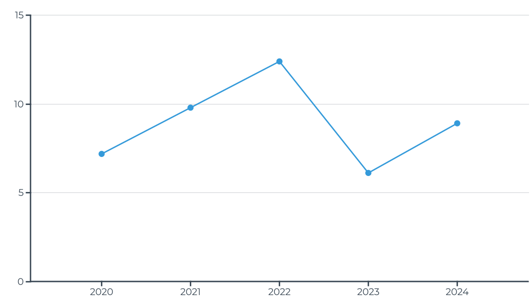
Strategic investment entry point

Celadon Pharmaceuticals has built a high value platform, that would take competitors 3 to 4 years and cost them around £90 million of investment. Including facility fit-out costs and working capital.

This regulatory moat creates significant barriers to entry, giving Celadon a unique advantage in the emerging pharmaceutical cannabinoid sector.

Celadon has mapped the best pathway for each illness, based on patient need and the market opportunity

Pharma investment % returns



Celadon's focus areas

- PTSD and Anxiety
- Irritable Bowel Syndrome
- Endometriosis
- Chronic Pain
- Multiple Sclerosis
- Cancer related symptoms

Celadon's 100,000 sq. ft GMP certified facility

Phase 1 (Completed)	Phase 2	Laboratory (Completed)
Indoor cultivation and processing capabilities. Completed to the highest standard, setting an industry benchmark	Expanded production capacity for commercial scale operations. With MHRA approvals now in place to finalise fit out of this area	State-of-the-art lab space. With educational facility for doctors, patients and other stakeholders to build their knowledge

DECANT INDEX
The World's Fastest Growing Wine & Spirit Marketplace

ACTIVELY MANAGED CERTIFICATE · SWISS AMC STRUCTURE

Whisky, Fine Wine & Spirits AMC

5-Year Term · March 2026 – March 2031 · Swiss AMC

£10M	7.0% p.a.	9.83%	1.41x	5 Years
Target Fund Size	Contractual Annual Coupon	Illustrative Investor IRR	Illustrative Money Multiple	Certificate Term

ASSET CLASSES

Scotch Whisky Casks · Rare Bottled Spirits · Fine Wine

FUND ADVISORS

Alistair Moncrieff, CEO · Vedat Mizrahi, CFO · John Kennedy, MD

ISSUER

Swiss AMC AG

BEAUFORDCAPITAL

Actively Managed Certificate (AMC)

BACKED BY UK REAL ESTATE ASSETS.
AN AWARD WINNING TEAM, SPECIALISING IN:

Acquiring Assets Under Value | Repurposing Assets Value Creation With Planning | Cost Effective Delivery

EXECUTIVE OVERVIEW

Beauford Swiss capital Ltd, led by acclaimed developer Marie ONeill and her team, presents a compelling short to medium term fixed income investment – backed by security over real estate and a **£2 billion team track record in UK development. Beauford Group Existing Portfolio worth in excess of £21m and increasing.**

Beauford Swiss Capital are offering an Actively Managed Certificate, with a minimum coupon of **10%** per annum. This is for 1st charge position on real estate, with oversight from a Strategy Manager handling all drawdowns of funds.

There is additional profit share in a given project where the AMC proceeds are subsequently subordinated to a senior debt provider, such as for delivering the build of the development.

BSC enjoy an excellent reputation with lenders and agents, and cherry pick projects to participate in. BSC creates values in the price they pay, and in their ability to deliver planning gains and deliver development cost efficiently.

Sites are secured via 100%-owned or majority-held SPVs, giving BSC full legal and operational control of the real estate.

FACTS AND FIGURES

ISIN: Available on Request

ISSUER: Beauford Swiss Capital Ltd

STRATEGY MANAGER: Charter House Partners

PAYING AGENT: ISP Securities

CUSTODIAN: Swissquote

ISSUE PRICE: GBP 1,000

CURRENCY: GBP

ANNUAL INCOME: 10 % pa

FEES

ISSUANCE FEE	**1%**
MANAGEMENT FEE	**1% pa**
ADMINISTRATION FEE	**1% pa**
DISTRIBUTION FEE	**Up to 5%**

Knight Frank | Colliers | gunnercooke | THE CONSTRUCTION CONSULTANTS | allsop

info@swiss-amc.com | www.swiss-amc.com

Actively Managed Certificate (AMC)

platform

- ISIN: Available on Request
- ISSUER: Aero Financial Products
- STRATEGY MANAGER: Charterhouse
- PAYING AGENT: ISP Securities
- CUSTODIAN: N/A
- ISSUE PRICE: gbp 1000.00
- CURRENCY: GBP
- ANNUAL INCOME: 8% + Profit Share

PLATFORM is developing an end-to-end, power-led AI infrastructure platform focused on the deployment of modular high-density compute environments across strategically selected UK sites.

The business is positioned to address one of the defining constraints of the AI economy: the growing shortage of deployable power capacity required to support next-generation AI and HPC workloads.

Through a vertically integrated strategy spanning land acquisition, modular infrastructure deployment, facilities management and future energy integration, Platform is seeking to deliver scalable digital infrastructure with accelerated deployment timelines relative to traditional hyperscale development models.

The investment is being offered via an Actively Managed Certificate ("AMC"), providing investors with exposure to a diversified AI infrastructure strategy underpinned by real assets, infrastructure development and long-term digital infrastructure demand.

Platform's flagship development, Bank Quay, is a strategically located brownfield regeneration site in Warrington with the potential to support significant phased power capacity deployment.

The AMC structure is designed to provide disciplined capital deployment, institutional oversight and exposure to one of the fastest growing infrastructure themes globally: AI-driven compute and power infrastructure.

Issuance Fee	Management Fee	Administration Fee	Distribution Fee
1%	2% p/a	1% p/a	Upto 5%

Financials

platform

Asset Backed Position

Significant land value estimation of £100m plus.

Asset backed investment with acquisition of capital infrastructure and vertically integrated businesses.

Investors to receive 8% coupon per annum, paid quarterly in arrears.

The Profit Share

The AMC will receive 15% share of profit.

Mid Term Investment	£170m
5 Year EBITDA	£486m
Estimated Profit Share	£21m
5 Year Closing Fixed Assets	£300m
Equity Value	£2.3bn

Issuance Fee	Management Fee	Administration Fee	Distribution Fee
1%	2% p/a	1% p/a	Upto 5%

Custodian

TBD

Issuer

TBD

Strategy Manager

TBD

Paying Agent

Incore Bank Switzerland

Investor Returns

8% per Anum accrued
15% profit share

24-month term with an extension for a further 12 months

Returns paid on sale

QUILLPOINT CAPITAL

In conjunction with:

SWISS AMC

Acquisition & development of a long dated income, mixed use scheme

WISBECH GATEWAY

ISIN Code

Available on Request*

Product Sponsor

Orpheus Capital Ltd

Issue Price

£10,000
per Product

Currency

GBP

Fees

Issuance:	1%
Management:	2% pa
Administration:	1% pa
Distribution up to	5%

29.04.2026

Executive Overview.

Countrylarge presents a strategically structured *Actively Managed Certificate "AMC"* providing investors with exposure to a *diversified portfolio of UK real estate opportunities* across residential, hospitality, PBSA and mixed-use sectors.

The strategy focuses on identifying underutilised and mispriced assets where value can be created through planning enhancement, repositioning, operational improvement and disciplined delivery.

The AMC is structured to provide investors with an annual coupon of 7%, alongside participation in realised profits generated across the underlying portfolio.

Security is underpinned through a combination of debentures, legal charges and ownership structures across wholly owned Special Purpose Vehicles, providing direct alignment to underlying real estate assets.

With nearly two decades of development experience, Countrylarge has delivered over £250m of projects across the North of England and continues to maintain a secured pipeline approaching £200m GDV.

Investment Highlights.

- 7% annual fixed coupon
- 20% participation in realised project profits
- Exposure to diversified UK real estate assets
- Security via debenture and legal charge structures
- £250m+ historic development delivery
- Secured pipeline approaching £200m GDV
- Focused on residential, PBSA, hospitality and mixed-use opportunities
- Experienced regional development and planning team
- Strong lender and institutional relationships
- Asset-backed structure through wholly owned SPVs

Facts & Figures.

ISIN - CH1518693283

ISSUER -
Eurydice PPC Limited, Guernsey

STRATEGY MANAGER -
Shire Capital (Pty) Limited, South Africa

PAYING AGENT -
InCore Bank AG, Switzerland

CUSTODIAN / BROKER -
Swissquote Bank SA, Switzerland

ISSUE PRICE -
£1,000 + Distribution Fee (if applicable)

CURRENCY - GBP

TARGET ANNUAL INCOME - 7%

Fees & Charges.

ISSUANCE FEE - 1%
MANAGEMENT FEE - 2%
ADMINISTRATION FEE - 1%
DISTRIBUTION FEE - up to 5%