



**BUILDING WITH CAYMAN'S
FUTURE IN MIND**

EXECUTIVE OVERVIEW

A Proud History Since 2001, when Naul Bodden saw the need for quality residential and commercial development. NCB Group was founded with a team of just three employees and together they began acquiring land and creating bespoke homes, communities and commercial spaces raising the bar for developments in Cayman. NCB Group quickly established its reputation. Projects consistently and profitably sell out, showcasing a company that is regarded as Cayman's market leader and builder of choice.

FACTS AND FIGURES

	ISIN	Available on Request*
	Issuer	Calliope SCC Ltd
	Product Sponsor	Orpheus Capital Ltd
	Strategy Manager	Shire Capital Limited
	Paying Agent	Incore Bank Switzerland
	Custodian	Swissquote Bank Switzerland
	Issue Price	\$ 1,000 per Product
	Currency	USD
	Annual Income	13% pa
	Fees	
	Issuance fee	1%
	Management fee	2% pa
	Administration fee	1% pa
	Distribution Fee	Up to 5%



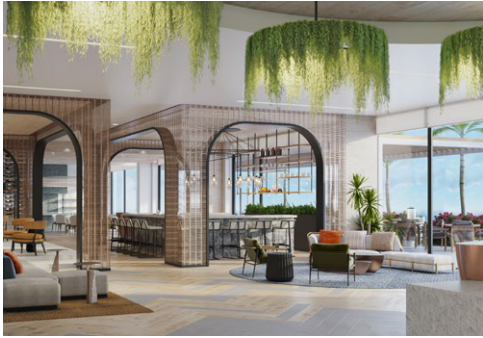
21+ Over 21 years of operation as the leading Residential and Commercial Developer in the Cayman Islands.

135 We have over 135 employees, whom we view as our most valuable assets.

\$385M Our financial strength, longevity and stability has led to our development in the Cayman Islands in excess of 385 million dollars.

1,900KW Our commitment to sustainability has resulted in the creation of the largest residential and commercial solar arrays in the Cayman Islands, totaling almost 2,000 KW of installed capacity.

36-43% NCB's developments have consistently appreciated in value between 36-43% on average, from pre-construction to completion. Recent sales have seen a 56% in appreciation, 3 years post-completion.



Part of finding the perfect place to build or buy your dream home is finding the perfect community. NCB hand-selects our development locations and as the developer behind some of the most innovative neighborhoods in Cayman, we know that no two communities are the same, yet the principles and commitment to quality remain unchanged.



This commitment continues with the introduction of our latest residential community – Auburn Bay. A new and exceptional subdivision, that is tucked away just beyond Admirals Landing with boundaries that border the North Sound.



Consistently recognised for their thoughtfully designed, innovative and inspiring communities, NCB is creating an exciting new subdivision that epitomises the art of community living. From large lots overlooking the North Sound to smaller, more intimate condominiums, where owners can be a part of this dynamic neighbourhood by investing in what works for them and their lifestyle. The initial sales launch includes 68 waterfront lots, with the introduction of developer designed condos and duplexes.

The background of the entire page is a composite image. The top half shows a modern building with a rooftop garden of various plants and small lights. The bottom half shows a swimming pool with lounge chairs and a small table, set against a backdrop of large rocks and tropical plants. The sky is a vibrant sunset with orange, pink, and blue hues.

Residents will experience the joy and serenity that comes from living on the water, where incredible views greet them every day and there's a quiet beauty to behold from the surrounding natural landscape.

