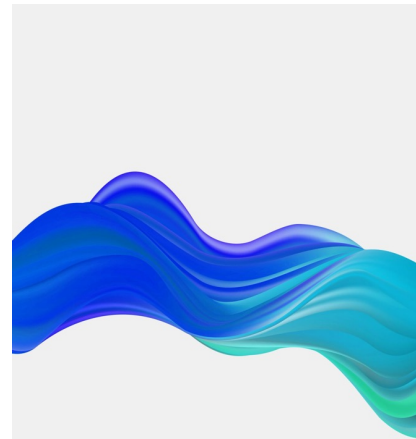


Global Vision Fund managed by Global Level LLC

Where real estate meets innovation.



Introduction

The global vision fund is a unique opportunity for investors who are looking for exposure to the global real estate sector, which offers attractive returns and diversification benefits. The fund has a flexible mandate that allows it to invest in various property types, markets, and strategies, depending on the market conditions and opportunities. The fund aims to achieve long-term capital appreciation and income generation for its investors.

The fund is managed by a team of experienced real estate professionals who leverage their global network, local expertise, and rigorous research to identify and execute the best deals for the fund. The fund also follows a disciplined approach to risk management, asset management, and sustainability to enhance the value and performance of its portfolio.

The fund is open to institutional and accredited investors who have a minimum investment amount of \$10 million and a minimum holding period of five years. The fund charges an annual management fee of 0% and a performance fee of 20% over an 8% ROI excluding operating expense.



Mison

With wide-ranging experiences, global connections, and a collective drive to help investors, Global Vision Fund is committed to delivering exceptional returns and value through real estate opportunities across the world. We leverage our expertise, network, and vision to identify, acquire, and manage properties that meet the needs and expectations of our clients.



Vision

Our vision is to be the leading real estate investment fund that creates value for our investors, partners, and communities through innovative and sustainable solutions. We aspire to shape the future of real estate by investing in projects that enhance the quality of life, promote social and environmental responsibility, and generate positive impact.





The global vision fund aims to achieve sustainable growth by investing in high-quality real estate assets that have positive environmental, social, and governance (ESG) impacts.

- **Investing in green buildings:** Green buildings are buildings that use less energy, water, and materials, and reduce waste and emissions. They can offer lower operating costs, higher occupancy rates, higher rents, and higher sales prices than conventional buildings. The fund may seek to invest in green-certified buildings or retrofit existing buildings to improve their sustainability performance.

- **Investing in emerging markets:** Emerging markets are markets that have high economic growth potential, but also face challenges such as poverty, inequality, and environmental degradation. They can offer opportunities for real estate investors to tap into the growing demand for housing, infrastructure, and services, while also contributing to social and environmental goals. The fund may seek to invest in emerging markets that have stable political and legal systems, favorable demographics, and supportive policies for foreign investment.

- **Investing in regeneration projects:** Regeneration projects are projects that aim to revitalize neglected or underutilized areas, such as brownfields, slums, or historic districts. They can offer benefits such as improving the quality of life, enhancing the cultural heritage, and creating jobs and income for the local communities. The fund may seek to invest in regeneration projects that have strong stakeholder engagement, clear vision and objectives, and viable financial models.



Global Vision Fund Investment Strategy

- **Invest in a diversified portfolio of real estate assets across different geographies, sectors, and risk-return profiles:**

This could help us capture the growth potential of emerging and developed markets, benefit from the structural shifts in demand and supply, and mitigate the impact of market cycles and currency fluctuations.

- **Focus on core-plus and value-add opportunities that offer attractive income and capital appreciation:**

This could involve acquiring high-quality properties with stable cash flows and potential for operational improvements, or repositioning underperforming or underutilized properties with value-enhancement strategies.

- **Leverage our global network, expertise, and vision to identify, acquire and manage properties that meet the needs and expectation of our clients:**

This could involve partnering with local operators, developers, or lenders to access off-market deals, conducting rigorous due diligence and underwriting, and implementing best practices in asset management and reporting.

- **Integrate sustainability into our investment process and portfolio management:**

This could involve pursuing green certifications, implementing energy efficiency measures, using renewable energy sources, and engaging with tenants and stakeholders on environmental, social, and governance (ESG) issues.



Global Vision Fund Investment Risk Management

- **Conducting thorough due diligence and underwriting before investing in any property:** This could help us assess the financial viability, legal compliance, environmental impact, and market potential of each deal. We could also use data analytics and scenario analysis to evaluate the risks and returns of different investment options.
- **Diversifying our portfolio across different geographies, sectors, and risk-return profiles:** This could help us reduce our exposure to any single market, asset class, or tenant. We could also hedge against currency fluctuations, inflation, and interest rate changes by using appropriate financial instruments.
- **Implementing best practices in asset management and reporting:** This could help us optimize our performance, efficiency, and resilience. We could also monitor our properties regularly, conduct preventive maintenance, and address any issues promptly. We could also communicate transparently and frequently with our clients, investors, and stakeholders.
- **Obtaining adequate insurance coverage for our properties and operations:** This could help us transfer some of the risks to a third party and protect ourselves from potential losses or liabilities arising from accidents, injuries, damages, lawsuits, or natural disasters.



Common Real Estate Investment Risk

- **Market risk:** This is the risk of losing money due to changes in the economic or real estate market conditions, such as demand and supply, interest rates, inflation, employment, income, consumer confidence, etc. Market risk can affect the rental income, occupancy rate, property value, and exit strategy of our investment.
- **Property risk:** This is the risk of losing money due to physical or functional issues with the property, such as hidden structural problems, deferred maintenance, environmental hazards, obsolescence, vandalism, fire, flood, earthquake, etc. Property risk can affect the performance, profitability, and marketability of our investment.
- **Tenant risk:** This is the risk of losing money due to tenant-related issues, such as bad tenants, high vacancy rate, rent collection problems, tenant turnover, lease disputes, eviction costs, etc. Tenant risk can affect the cash flow and stability of our investment.
- **Liquidity risk:** This is the risk of losing money due to the difficulty or delay in selling or refinancing our property when we need to. Liquidity risk can affect our ability to access our equity, repay our debt, or exit our investment at a favorable price.
- **Credit and debt risk:** This is the risk of losing money due to the use of leverage or borrowing to finance our investment. Credit and debt risk can affect our cash flow, solvency, and return on equity. Some examples of credit and debt risk are defaulting on our loan payments, facing higher interest rates or refinancing costs, or being unable to secure financing for our investment.
- **Legal and regulatory risk:** This is the risk of losing money due to legal or regulatory issues that affect our investment. Legal and regulatory risk can affect our compliance, liability, and reputation. Some examples of legal and regulatory risk are lawsuits from unsatisfied clients, tenants, or third parties; zoning changes; tax increases; building code violations; fair housing laws; etc.



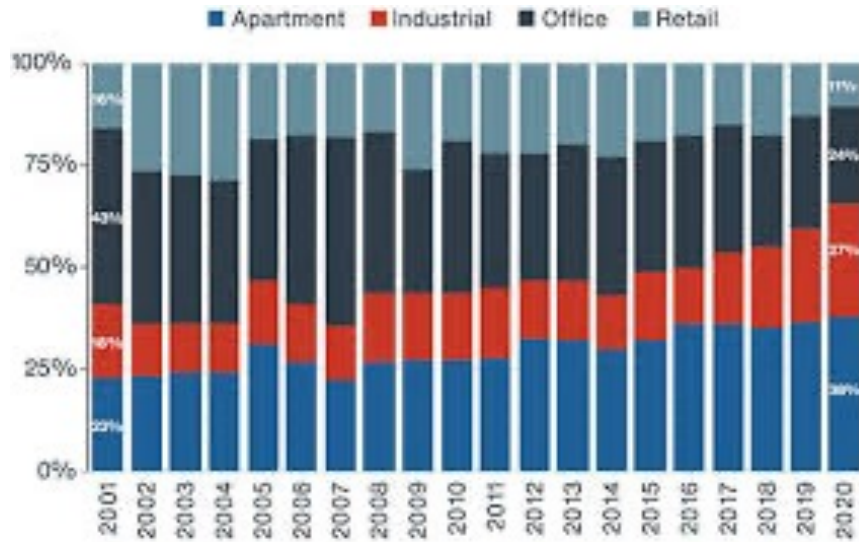
The market trend for commercial real estate investment is generally positive and resilient, despite the challenges of the pandemic and its aftermath. Some of the key trends are:

- **Strong demand and rent growth:** The multifamily sector has experienced a resurgence in demand in 2021, driven by factors such as improving economy, vaccination availability, pent-up demand, favorable demographics, lifestyle changes, and remote work flexibility. This has resulted in robust rent growth, especially in suburban markets and lower-cost metros. Demand and rent growth are expected to remain strong but moderate in 2022, as the market stabilizes and normalizes.
- **Low vacancy and high occupancy:** The multifamily sector has also maintained low vacancy and high occupancy rates throughout 2021, despite the elevated supply of new units coming online. The vacancy rate is expected to remain flat in 2022, at around 5.0 percent, which is below the historical average and the recent peak in early 2021. The occupancy rate is expected to remain above 95 percent, indicating a healthy balance between supply and demand.
- **Surge in investment and sales:** The multifamily sector has attracted a lot of investor interest and capital in 2021, as it has proven to be one of the most resilient and profitable asset classes in commercial real estate. Apartment sales were projected to reach \$213 billion in 2021, which would be 10 percent more than sales recorded in 2019 prior to the pandemic. Investment and sales are expected to continue at a high level in 2022, as buyers and sellers find common ground on pricing and valuation



Global Vision Fund in real estate investment can bring value to its investors by offering them the following benefits:

- **Attractive income and capital appreciation:** Global Vision Fund in real estate investment focuses on core-plus and value-add opportunities that offer stable cash flows and potential for operational improvements or repositioning. Global Vision Fund in real estate investment also benefits from the strong demand and rent growth in the multifamily and distribution sectors, especially in suburban markets and lower-cost metros .
- **Resilience and stability:** Global Vision Fund in real estate investment will maintain low vacancy and high occupancy rates throughout the investment life cycle, despite the elevated supply of new units coming online. Global Vision Fund in real estate investment will also attract a lot of investor interest and capital, as it will be proven to be one of the most resilient and profitable asset classes in commercial real estate .
- **Innovation and sustainability:** Global Vision Fund in real estate investment leverages new technologies and data analytics to optimize its performance, efficiency, and resilience. Global Vision Fund in real estate investment also integrates sustainability into its investment process and portfolio management, pursuing green certifications, implementing energy efficiency measures, using renewable energy sources, and engaging with tenants and stakeholders on environmental, social, and governance (ESG) issues .
- **Alignment with the Global Fund mission:** Global Vision Fund in real estate investment supports the Global Fund mission of ending AIDS, tuberculosis, and malaria by 2030. Global Vision Fund in real estate investment invests a portion of its profits in the Global Fund, which is the world's largest financier of programs to fight these diseases. Global Vision Fund in real estate investment also raises awareness and advocacy for the Global Fund among its clients, partners, and beneficiaries .



Global Vision Fund can measure its performance by using various methods and metrics, depending on its objectives, strategies, and stakeholders. Some possible ways to measure its performance are:

• Using the Global Investment

Performance Standards (GIPS): The GIPS are ethical standards for calculating and presenting investment performance based on the principles of fair representation and full disclosure. The GIPS are recognized as the global standard for performance reporting and can help Global Vision Fund enhance its credibility, transparency, and comparability with other investment managers.

• Using performance evaluation

techniques: Performance evaluation involves measuring, analyzing, interpreting, assessing, and presenting the return and risk of investment portfolios over specified periods. Performance evaluation can help Global Vision Fund answer questions such as how well it has achieved its clients' goals, how skillful it is as a portfolio manager, and how it compares with its peers or benchmarks.

• Using feedback mechanisms:

Feedback mechanisms involve collecting and using information from various sources to improve performance and accountability. Feedback mechanisms can help Global Vision Fund learn from its successes and failures, identify areas for improvement, and respond to the needs and expectations of its clients, partners, and beneficiaries. Feedback mechanisms can include surveys, interviews, focus groups, complaints systems, audits, evaluations, and reviews.



Global Vision Fund is managed by a team of experienced and qualified professionals who have expertise in real estate, finance, health, and sustainability.

- **Board of Directors:** Global Vision Fund is governed by a Board of Directors that oversees its strategic direction, performance, and accountability. The Board consists of members with diverse backgrounds and perspectives, representing different regions, sectors, and stakeholders. The Board also ensures that Global Vision Fund adheres to the highest standards of ethics, integrity, and transparency.

- **Executive Management:** Global Vision Fund is led by an Executive Management team that executes its vision, mission, and goals. The Executive Management team consists of senior leaders with extensive experience and knowledge in real estate investment, asset management, portfolio management, finance, operations, and risk management. The Executive Management team also fosters a culture of innovation, collaboration, and excellence among its staff.

- **Investment Committee:** Global Vision Fund has an Investment Committee that reviews and approves all investment decisions and transactions. The Investment Committee consists of members from the Board of Directors, the Executive Management team, and external advisors. The Investment Committee ensures that all investments are aligned with Global Vision Fund's strategy, objectives, and criteria.

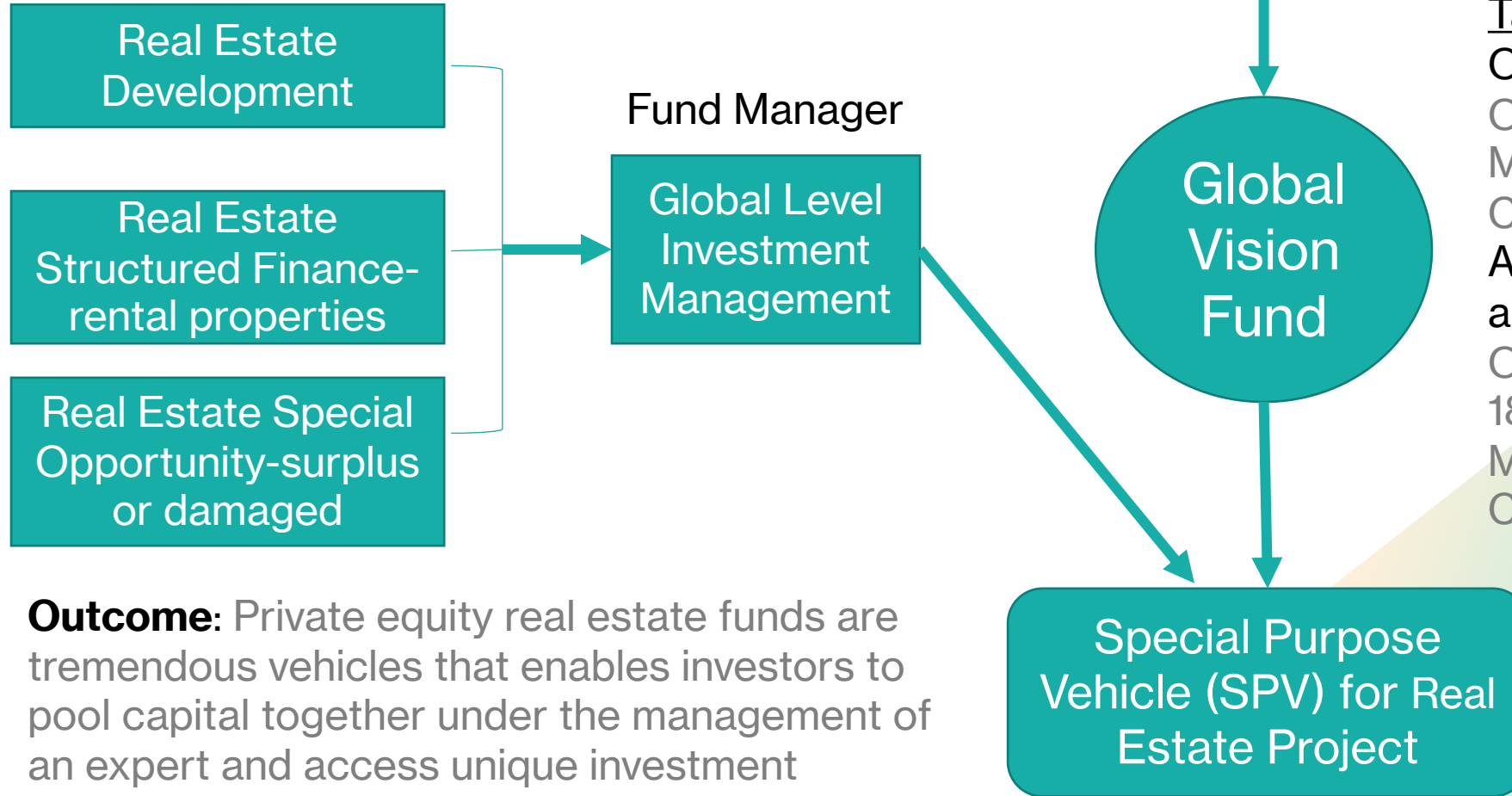


Global Level LLC is an investment management service company that provides professional services to help investors manage their Global Vision Fund for their real estate investment.

- **Fund formation and structuring:** This involves creating and registering the fund entity, setting up the fund terms and conditions, complying with the legal and regulatory requirements, and raising capital from investors.
- **Fund administration and accounting:** This involves maintaining the fund records, preparing the financial statements, calculating the net asset value, distributing the dividends, and reporting to the investors and regulators.
- **Fund strategy and portfolio management:** This involves developing and executing the fund's investment strategy, selecting and acquiring the real estate assets, managing the property operations, enhancing the asset value, and disposing of the assets when appropriate.
- **Fund performance measurement and analysis:** This involves tracking and evaluating the fund's performance against its objectives and benchmarks, identifying the sources of risk and return, and providing insights and recommendations for improvement.

Objective: To access a dedicated pool of capital to fund new investment deals without having to raise capital on a deal-by-deal basis.

STRATEGY



Closed-end structure:

5 – 10 years

Targeted Returns:

Operating properties:

Overall Yield 8% - 12%

Multiple on Invested Capital 1.30

Assets development and redevelopment:

Overall Yield 12% - 18%

Multiple on Invested Capital 1.50

Overall Yield 12% - 18%

Multiple on Invested Capital 1.50

Multiple on Invested Capital 1.50

Multiple on Invested Capital 1.50

Outcome: Private equity real estate funds are tremendous vehicles that enables investors to pool capital together under the management of an expert and access unique investment strategies while diversifying risk.

Fund profile

Leverage

Operating properties

50% - 65% loan to total project costs; fixed interest rate with some amortization

Development and redevelopment

65% - 75% loan to total project costs, floating interest rate, interest only until property cash flow is stabilized then conversion to fixed rate amortizing loan

Investment Focus

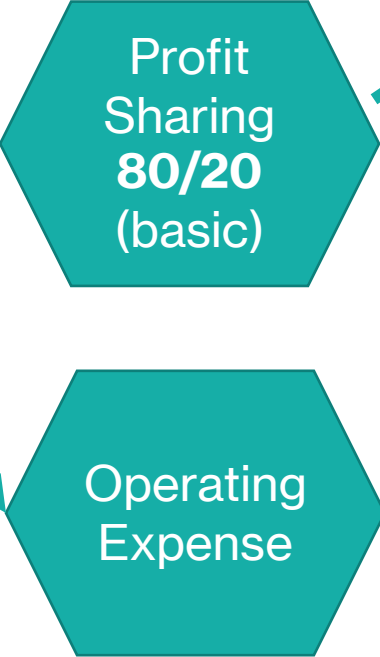
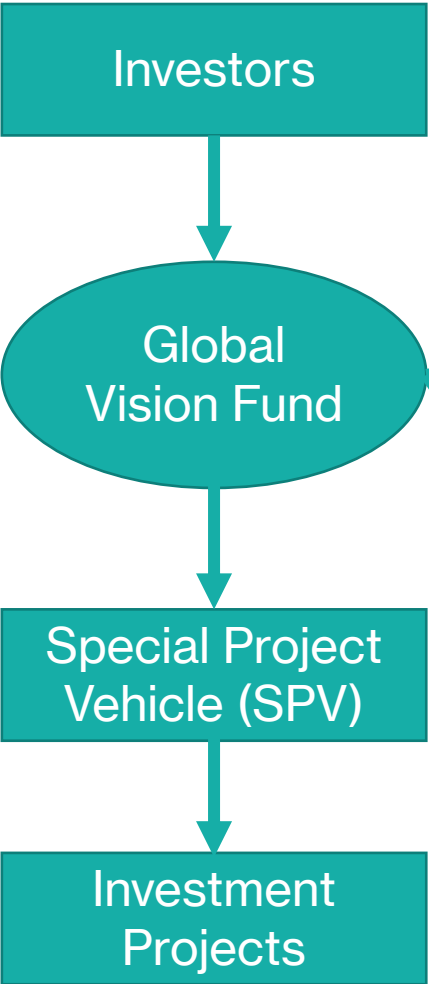
Projects within closed proximity to public transportation

Strong employment demographics including healthcare, education, government, and technology industries

Markets with high barriers to entry for new developments

Relationship driven opportunities – off market transactions

Private Placement



Fund Management





Summary

The global vision fund is a real estate investment fund that aims to provide investors with attractive returns and diversification benefits by investing in high-quality real estate assets across the world. The fund has a flexible mandate that allows it to invest in various property types, markets, and strategies, depending on the market conditions and opportunities. The fund is managed by a team of experienced real estate professionals who leverage their global network, local expertise, and rigorous research to identify and execute the best deals for the fund. The fund also follows a disciplined approach to risk management, asset management, and sustainability to enhance the value and performance of its portfolio. The fund is open to institutional and accredited investors who are looking for a long-term exposure to the global real estate sector.

Thank you.

Global Level LLC

