

TECH GROUP
PVT. LTD.

INVESTMENT IDEAS

**Focus:
Sovereign Bonds**



TECH GROUP

BACKGROUND














About Tech Group / Tech Capital





His Highness Sheikh Rashid bin Humaid Al Nuaimi
Chairman



	 <p>Group Chairman</p>	 <p>Founder, R Holdings</p>
 <p>مُؤَدَّةُ الْبَلَدِيَّةِ وَالْخَطِّطِ Municipality & Planning Department</p>	Chairman, Municipality and Planning Department in Ajman	
 <p>الْمَجْلِسُ التَّنْفِيزِيُّ Executive Council</p>	Member of the Executive Council of the Government of the Ajman	
 <p>مصرف عجمان Ajman Bank</p>	Vice Chairman, Ajman Bank	
 <p>عجمان للمرفف الصحي AJMAN SEWERAGE</p>	Chairman, Ajman Sewerage Company	
 <p>A · L · Z · O · R · A · H</p>	Chairman, Al Zorah Development (Private) Company P.S.C	
 <p>الإمارات UAE FA</p>	Former President, United Arab Emirates Football Association	
 <p>عقار aqaar</p>	Chairman, Ajman Real Estate Corporation Real estate (AQAAR)	
 <p>CUCA كلية المدينة الجامعية بعجمان CITY UNIVERSITY COLLEGE OF AJMAN</p>	Chairman of the Board of Trustees at City University College of Ajman	
 <p>جامعة عجمان AJMAN UNIVERSITY</p>	Vice Chairman of the Board of Trustees of Ajman University	
 <p>مركز الشباب المرحبي ARAB YOUTH CENTER</p>	Vice President, Arab Youth Center	

ABOUT Tech Group



CONSTRUCTION & BUILDING MATERIALS

TECH REMIX



TECH CONSTRUCTION



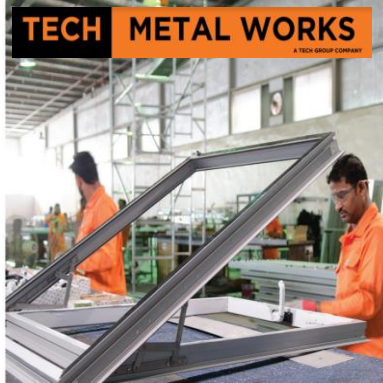
TECH FOUNDATIONS



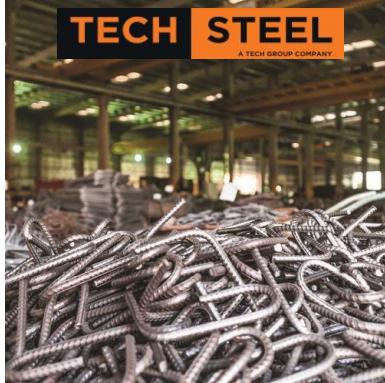
TECH PRECAST



TECH METAL WORKS



TECH STEEL



TECH BLOCKS



TECH WOOD



T | LIVING



DIVERSIFIED

CHEM TRADE



TECH PETROLEUM



TECH LOGISTICS



TECH GULF



TECH PROPERTIES



JOINT VENTURES

Environment & Sustainability



Food Security



Hospitality Assets





ذا ريتريت إم غاليري بالم دبي
THE RETREAT
MGALLERY PALM DUBAI



MGALLERY
BY SOFITEL





ibis
STYLES
HOTELS
Jumeira





RAMADA®
HOTEL & SUITES BY WYNDHAM
DUBAI JBR





RAMADA®
BY WYNDHAM
DOWNTOWN DUBAI





WYNDHAM GARDEN®
AJMAN CORNICHE





RAMADA®
HOTEL & SUITES BY WYNDHAM
AJMAN





RAMADA®
BY WYNDHAM
BEACH HOTEL AJMAN

ABOUT R-holding

Education Assets



CS |
مدرسة المدينة الخاصة
CITY PRIVATE SCHOOL



CAS | مدرسة المدينة الأمريكية
CITY AMERICAN SCHOOL



CUCA |
كلية المدينة الجامعية بعجمان
CITY UNIVERSITY
COLLEGE OF AJMAN

CEC | مركز التعزيز الوظيفي
فرع من كلية المدينة الجامعية بعجمان
Career Enhancement Center
A Division of CUCA

Commercial Assets

R-Select (Malls)

CityLife, Al Khor
CityLife, Al Jurf
CityLife, Zorah
CityLife, Hamidiya
CityLife, Al Tallah
The Black Square
Other Projects



Zorah



Jurf



The Black Square

ABOUT US – Emirates Properties & Tech Properties



TECH GROUP



Al Raha Beach Tower, Creek
Abu Dhabi



Dunia Tower, Downtown
Dubai



Garden Residences, Emirates City
Ajman



Al Helio Ext 3 Plots
Ajman



Azha Community, Al Amerah
Ajman



Orient Towers, Al Bustan
Ajman



**EMIRATES
PROPERTIES**

TECH PROPERTIES

**MULTIPLE
INCOME – GENERATING**

- ☐ **Residential Assets**
- ☐ **Commercial Assets**
- ☐ **Industrial Assets**

Sr. No.	Name	Place	Plot Area (Sq. m)	Plot Area (Sq. ft.)	Built up Area (Sq. m)	Built up Area (Sq. ft.)
1	Tech Tower	Ajman	2,007.52	21,608.95	48,317.00	520,035.87
2	Tech Construction Labour Camp	Ajman	2,699.85	29,061.19	2,811.74	3 0,262.80
3	Tech Foundations Land	Ajman	5,400.00	58,125.60	-	-
4	Tech Remix Plant + Camp	Ajman	36,535.10	393,263.82	4,546.00	48,928.60
5	Tech Steel Factory + Camp	Ajman	16,200.00	174,376.80	2,824.04	30,398.00
6	Tech Wood Factory, Store + Camp	Ajman	32,354.86	348,267.71	20,792.00	223,784.30
7	Tech Block Plant	Ajman	6,200.00	174,376.80	4,247.00	45,710.46
8	Aluminium & Glass Factory	Ajman	11,442.60	123,168.15	9,402.92	101,213.00
9	Labour Camp	Ajman	3,018.09	32,486.72	2,571.00	27,674.24
10	Labour Camp	Ajman	29,062.80	312,831.98	29,062.80	312,831.98
11	Al Warsan Land Dubai	Dubai	1,349.97	14,531.08	-	-
12	Tech Remix Masfoot	Masfoot	11,816.37	127,191.41	-	-
13	Tech Remix Manama	Manama	9,342.28	100,560.30	-	-
	TOTAL AREA		177,429	1,909,850	124,574	1,340,839



Tech Tower
Ajman

EMERGING MARKETS

Investment Ideas

DISCLAIMER

This Presentation does not contain all the information that each interested party or intended recipient may desire or require in reaching a decision as to any potential proposal in respect of the Project.

Each interested party or intended recipient must form its own views and conduct its own independent investigation in relation to information contained in this Presentation or any additional information. All information contained in this Presentation, including numerical, commercial, legal and technical information, is included for illustrative and information purposes only. and/or intended recipients. This Presentation does not constitute advice and should not be relied on for this purpose. All parties should seek their

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- **Target Return Expectations = 12%+ (without including Capital Gain)**
- **Open To Looking At High Yield Space**
- **Open To Looking At Sub-investment Grade**
- **Sticking To Sovereign Bonds / Sukuks Only**
- **Were Positive About The Rate Cuts**
- **Targeted Higher Coupons**
- **Comfortable With Duration Risk**
- **Max Three Year View**
- **Had The Capacity To Hold For Long If Things Go South**

1. INVESTMENT IDEA

EGYPT

INVESTMENT THESIS AT THE TIME OF INVESTMENT

- **Support from IMF**
 - **Oct 2022** - Egypt agreed to an IMF deal for a \$3 billion loan
- **Currency may not see further devaluation anytime sooner**
 - **Oct 2022** – Egyptian Pound saw 15% devaluation (IMF deal)
 - **Jan 2023** – Egyptian Pound saw 40% devaluation (inflationary pressure/currency shortage)
- **Strong Regional Support:**
 - major investments from UAE & KSA
 - geographically strategic

Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM
Arab Republic of Egypt	29-May-50	8.875%	Caa1 B-	9-Dec-22	69.25	13.0%
				21-Feb-23	68.56	13.1%
				13-Apr-23	56.90	15.8%
				18-Apr-23	56.28	16.0%
				26-Apr-23	56.28	16.0%

1. EGYPT – Chronology of Events

AFTER INVESTMENT

Subscribe

Markets

Egypt Splits Investors Over Default Risk After Devaluations

- Investors try to navigate challenges after three devaluations
- Egypt's bond spread higher than similarly rated Turkey, Angola



Residential and commercial buildings on the city s


 Egypt's economy achieves a turnaround with UAE support

HOME / ECONOMY / BUSINESS

IMF to begin delayed review of Egypt loan programme: PM

It comes under an agreement Cairo signed with the IMF in April
Published: Sun 3 Nov 2024, 7:32 PM


It comes under an agreement Cairo signed with the IMF in April, expanding an original loan from \$3 billion to \$8 billion to help Egypt manage its economic challenges.
The fourth review will unlock \$1.2 billion in new financing.


 <https://www.fdiintelligence.com> content news abu...
26 Feb 2024 — Abu Dhabi SWF gives Egypt \$35bn FDI bailout
the biggest* FDI project announced in the Middle East and Africa ...

 <https://www.reuters.com> business egypt-announces...
23 Feb 2024 — Egypt said on Friday it had signed a deal with the United Arab Emirates to develop a prime stretch of its Mediterranean coast that would ...

Date	CREDIT RATING EVENT	REASON
Mar 2023	Moody's downgrade : from B3 to Caa1	Economic & Fiscal challenges
Mar 7 2024	Moody's outlook : negative to positive	Economic Reforms
Mar 18 2024	S&P affirms : B- (long) / B (Short term) S&P outlook : from stable to positive	Economic stability
Oct 18 2024	S&P reaffirms : B-/B positive outlook	Continued Confidence
Nov 1 2024	Fitch upgrades : from B- to B (stable)	Improvements in fiscal / stability

 The Washington Institute
<https://www.washingtoninstitute.org> policy-analysis i...
The IMF and UAE Swoop In to Ease Egypt's Economic Crisis
7 Mar 2024 — As of October, the UAE held \$6.3 billion in Egypt's Central Bank plus an unspecified portion of the \$16 billion that various Arab countries ...

 <https://www.bloomberg.com> news articles uae-eyes...
UAE Eyes Further Africa Deals After Egypt Bailout
20 Mar 2024 — It swooped in last month to save Egypt's economy with a \$35 billion deal — a figure representing 7% of the UAE's annual economic output — and ...

 <https://www.economist.com> 2024/03/27 after-pushi...
After pushing its economy to the brink, Egypt gets a bail-out
27 Mar 2024 — On February 23rd Egypt and the United Arab Emirates (UAE) signed a \$35bn deal to develop Ras el-Hekma, a wedge of land jutting off Egypt's Mediterranean coast.



BNP PARIBAS

1. EGYPT – Investment Returns

INVESTMENT RETURNS

Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM	Months Held	Sell Date	Sell Price \$	Profit per unit	% Capital Gain	Overall Annualized Return
Arab Republic of Egypt	29-May-50	8.875%	Caa1 / B-	9-Dec-22	69.25	13.0%	19.1	4-Jul-24	79.50	10.25	14.8%	20.9%
							20.7	20-Aug-24	77.50	8.25	11.9%	18.5%
							21.0	29-Aug-24	78.00	8.75	12.6%	18.8%
							21.7	19-Sep-24	79.85	10.60	15.3%	19.7%
				21-Feb-23	68.56	13.1%	16.6	4-Jul-24	77.10	8.54	12.5%	21.1%
							19.0	12-Sep-24	79.08	10.52	15.3%	21.4%
				13-Apr-23	56.90	15.8%	14.9	4-Jul-24	77.10	20.20	35.5%	42.1%
				18-Apr-23	56.28	16.0%	13.5	28-May-24	79.45	23.17	41.2%	50.8%
				26-Apr-23	56.28	16.0%	13.3	28-May-24	79.45	23.17	41.2%	51.8%
				9-Dec-22	69.25	13.0%	23.3	7-Nov-24	81.19	11.94	17.2%	19.8%

2. INVESTMENT IDEA

MALDIVES

INVESTMENT THESIS AT THE TIME OF INVESTMENT

- **Ultra High Yield Opportunity**
- **No instances of Sovereign Sukuk Default**
 - According to Fitch, only about 0.25% of all sukuk issued globally have defaulted
 - S&P Global data reports no default on Sukuk for sovereign issues till date
- **Support from INDIA**
- **Strategic for CHINA**
- **Can Hold till Maturity**

Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM
Maldives International Sukuk	8-Apr-26	9.88%	Caa2	23-Sep-24	81.20	25.3%

2. MALDIVES – Chronology of Events



TECH GROUP

AUG 2024 - Before Investment



Bloomberg

<https://www.bloomberg.com/news/articles/tourist-h...>

Tourist Haven Maldives Under Markets Pressure as Debt ...



Financial Times

<https://www.ft.com/.../Economy/Markets>

Maldives debt slumps after second Fitch downgrade

29 Aug 2024 — The bonds of the **Maldives** **slumped** after Fitch Ratings downgraded the island nation's **debt** for the second time in two months over a deepening financial crisis.

SEP 2024 - CHINA Intervention



NDTV.com

<https://www.ndtv.com/WorldNews>

As Maldives Faces Debt Default, China Inks New Finance ...

13 Sep 2024 — **China** and **Maldives** have signed a **new** agreement today that allows Beijing to lend more **financial** support to the already **debt**-distressed nation.



Reuters

<https://www.reuters.com/world/asia-pacific/china-...>

China throws fresh support line to crisis-threatened Maldives

13 Sep 2024 — The **Maldives'** hopes of staving off a **debt** crisis were given a lift on Friday after **China** agreed to strengthen trade and investment.



Nikkei Asia

<https://asia.nikkei.com/Politics/International-relations>

China and Maldives sign financial cooperation agreement

13 Sep 2024 — BEIJING (Reuters) — **China's** central bank on Friday said it had **signed** an **agreement** with the **Maldivian** authorities to strengthen trade and ...

OCT 2024 - INDIA Bails Out Maldives



livemint.com

<https://www.livemint.com/News>

Maldives' Mohamed Muizzu to visit India today amid tourism loss

6 Oct 2024 — Ahead of Muizzu's visit to **India**, several reports claimed that the **Maldivian** President is eyeing a **bailout** package as it reels under debt and ...



Global Finance Magazine

[https://gfmag.com/Economics/Policy & Regulation](https://gfmag.com/Economics/Policy%20&%20Regulation)

India Bails Out The Maldives

7 Oct 2024 — In May, the SBI lent the **Maldives** \$50 million to roll over a short-term **bond**. That leaves the government on the hook to repay over \$500 million ...



Financial Times

<https://www.ft.com/Asia-Pacific/China/Economy>

India bails out Maldives after president softens tilt towards ...

7 Oct 2024 — **India** has unveiled a \$760mn bailout for the **Maldives** after the cash-strapped Indian Ocean archipelago turned to New Delhi to stave off a ...



Times of India

<https://timesofindia.indiatimes.com/world/articleshow>

Maldives pivots back toward India to ease China debt ...

7 Oct 2024 — In an interview with the BBC, Muizzu said the **Maldives** is not **facing** a sovereign **debt** **default**, nor would it join an IMF funding program.



The Economic Times

<https://m.economictimes.com/News/India>

Maldives' Muizzu rushes to mend ties with India as China ...

8 Oct 2024 — The **Maldives** owed about \$400 million to the Export-Import Bank of India and about \$530 million to the Export-Import Bank of **China** at the end of ...

INDICATIVE INVESTMENT RETURNS

Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM	Months Held	Sell Date	Sell Price \$	Profit per unit	% Capital Gain	Overall Annualized Return
Maldives International Sukuk	8-Apr-26	9.88%	Caa2	23-Sep-24	81.20	25.3%	1.5	7-Nov-24	82.76	1.55	1.9%	31.0%

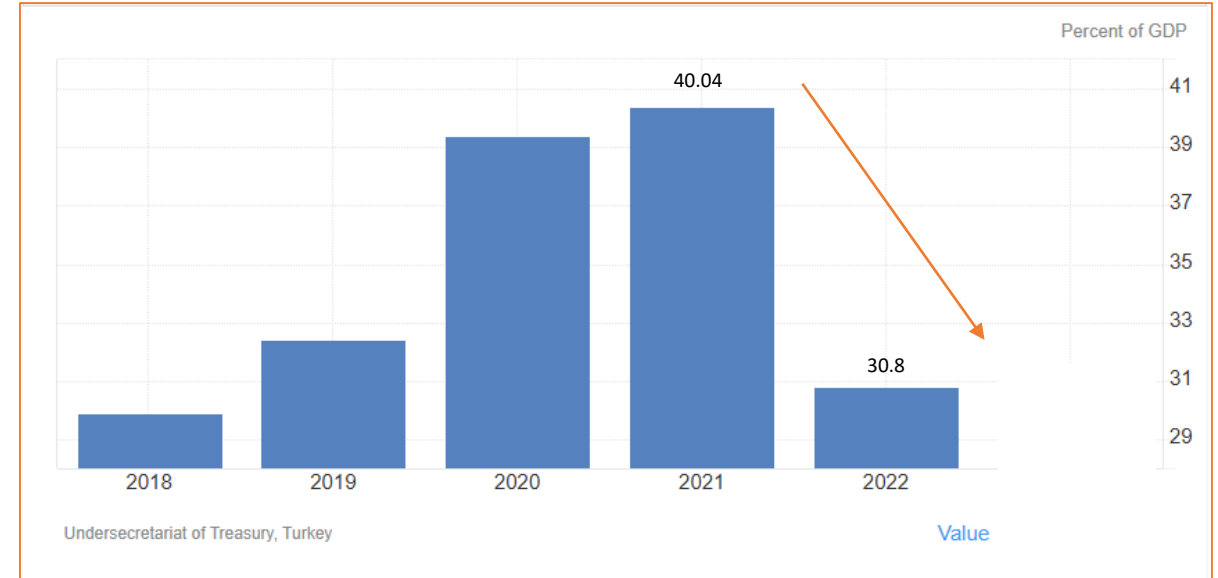
CBONDS estimation of price quotes on that day

3. INVESTMENT IDEA TURKEY

3. Investment Idea - TURKEY

INVESTMENT THESIS AT THE TIME OF INVESTMENT


- Robust Economy
- Reduction in Debt to GDP ratio
 - USD Denominated
- Municipality Bonds acts like a proxy
- Had capacity to hold for long term
- Tactically exit



Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM
Istanbul Metropolitan Municipality	12-Apr-27	10.75%	B1 / BB-	31-Jan-23	99.95	10.8%

3. TURKEY – Chronology of Events

AFTER INVESTMENT



BNN Bloomberg

<https://www.bnnbloomberg.ca> › investing › 2024/09/12

Turkey Investors Chasing Niche Bond Yielding 50% Ignore ...

12 Sep 2024 — TLREF notes offer a **yield** of around **50%**, in line with the central bank's policy rate, the highest in the world after Venezuela. For **investors** ...



Bloomberg

<https://www.bloomberg.com> › news › articles › turkish-li...

Turkish Lira Bonds Sink as Weak Local Demand Meets ...

17 Sep 2024 — READ MORE: **Turkey Investors Chasing Niche Bond Yielding 50% Ignore Rest**. The central bank held its policy rate for fifth month in August ...



Reuters

<https://www.reuters.com> › world › middle-east › sp-upg...

S&P upgrades Turkey's ratings by a notch to 'BB-'; outlook ' ...

7 days ago — Credit ratings agency S&P Global **upgraded Turkey's** long-term sovereign credit ratings to "BB-" from "B+" on Friday, citing reserve ...



S&P Global

<https://disclosure.spglobal.com> › view › type › HTML

Turkiye Upgraded To 'BB-' On Reserve Accumulation

7 days ago — The Central Bank of the Republic of Turkiye's (CBRT's) tight monetary stance has enabled **Turkish** authorities to stabilize the lira, ...



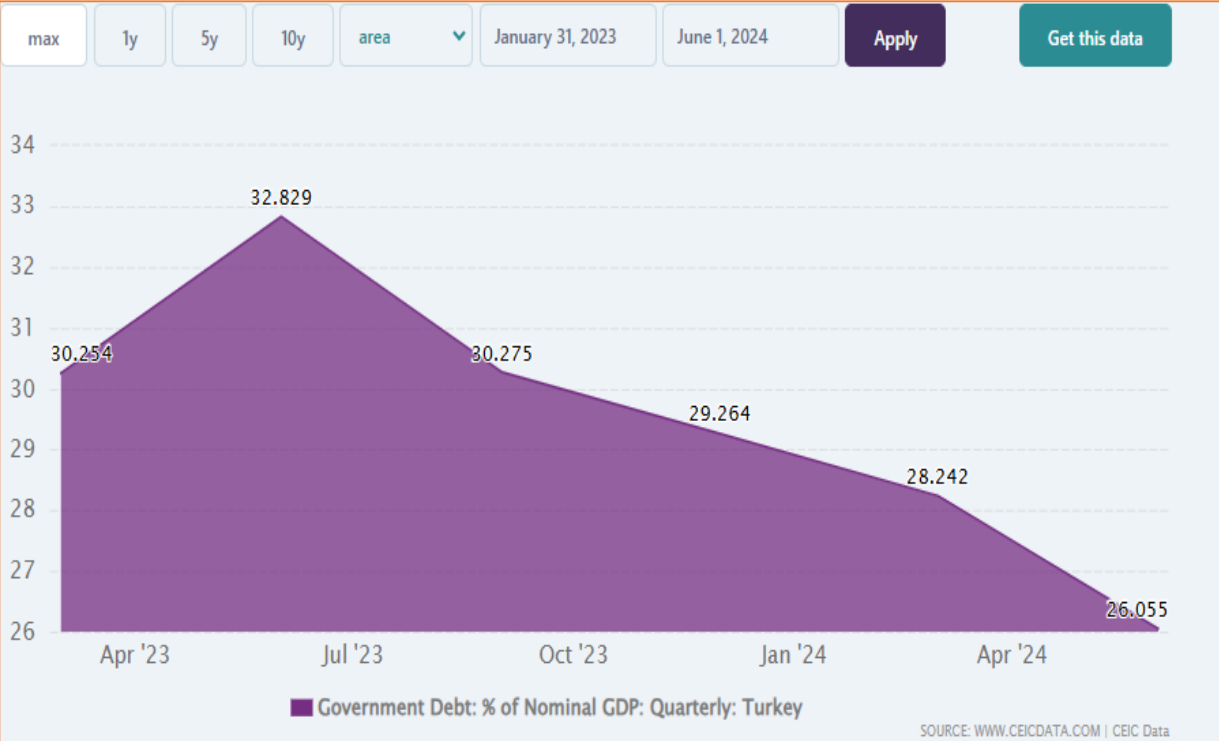
Bloomberg

<https://www.bloomberg.com> › news › articles › turkey-sc...

Turkey Scores Second S&P Credit Rating Upgrade This Year

7 days ago — **Turkey's** credit rating was **upgraded** by S&P Global Ratings for the second time this year due to reserve accumulation, disinflation and an ...

Date	CREDIT RATING EVENT		REASON
Sep 8 2023	Fitch affirms	: B	Improved Economic stability
	Fitch outlook	: from negative to stable	
July 19 2024	Moody's upgrades	: B3 to B1 (2 notches)	Economic Reforms / Stabilization Efforts
Nov 1 2024	S&P upgrades	: from B+ to BB- (stable)	Improvements in Foreign Reserves / Rebalancing Efforts within Economy



INDICATIVE INVESTMENT RETURNS

Instrument Name	Maturity	Coupon	Rating	Buy Date	Buy Price \$	YTM	Months Held	Sell Date	Sell Price \$	Profit per unit	% Capital Gain	Overall Annualized Return
Istanbul Metropolitan Municipality	12-Apr-27	10.75%	B1/BB-	31-Jan-23	99.95	10.8%	21.5	7-Nov-24	107.81	7.86	7.9%	14.3%

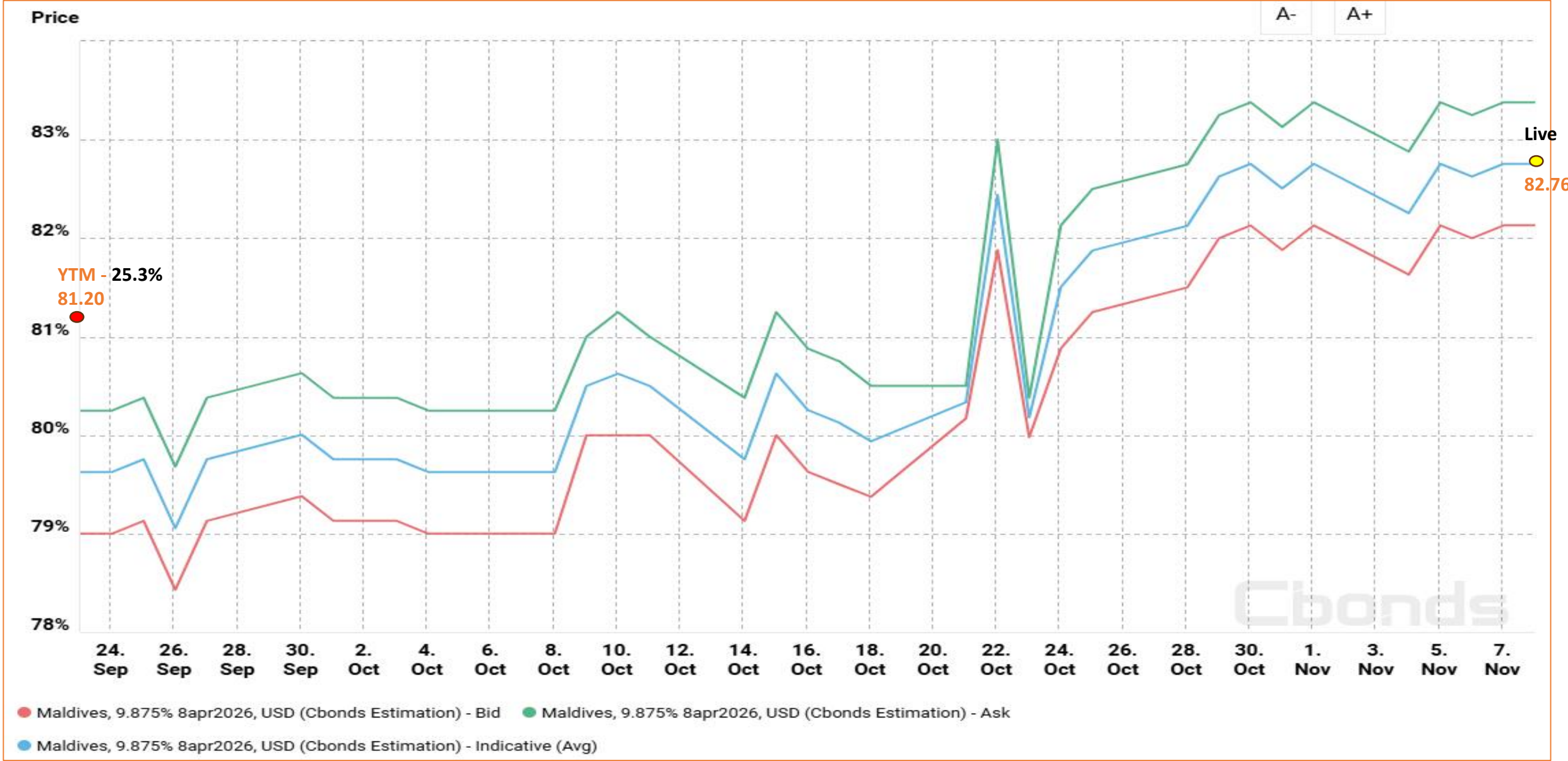
CBONDS estimation of price quotes on that day

INVESTMENT IDEAS

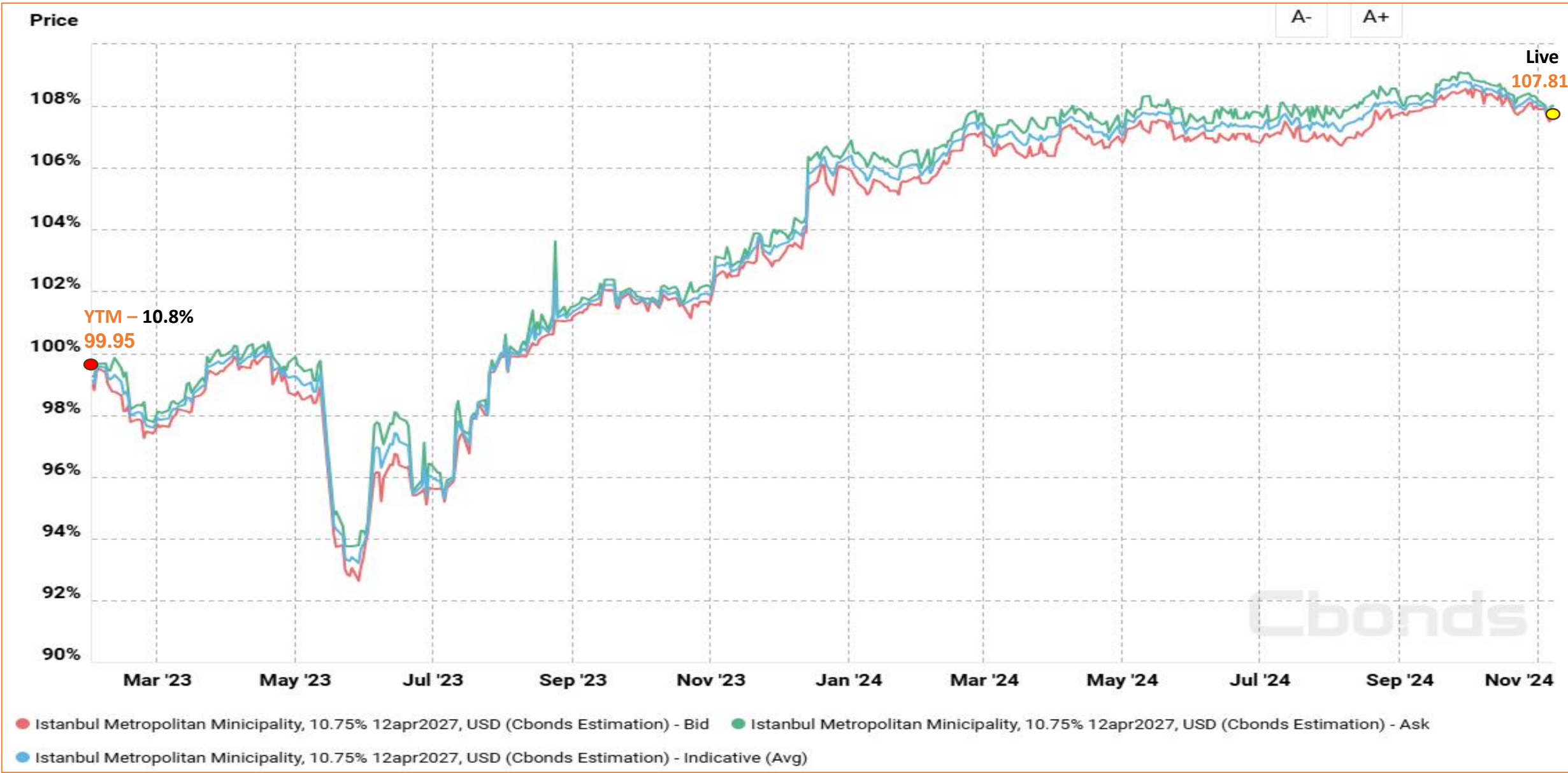
Trades Plotted



MALDIVES – Trade Plotted



TURKEY (Istanbul Metropolitan) – Trade Plotted





THANK YOU!

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