

TECH GROUP
PRIVATE

INVESTMENT IDEAS

**Focus:
Sovereign Bonds**



TECH GROUP

BACKGROUND

About Tech Group / Tech Capital





His Highness Sheikh Rashid bin
Humaid Al Nuaimi
Chairman



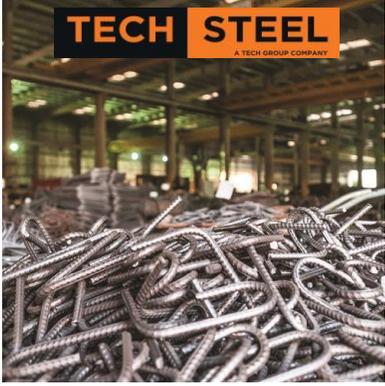
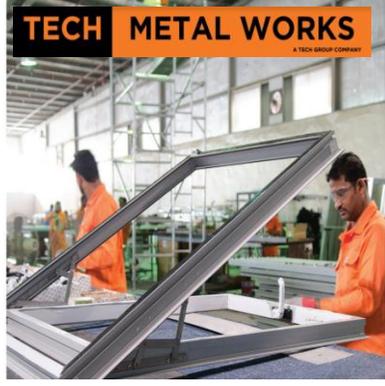
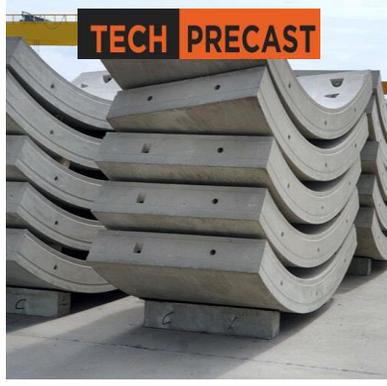
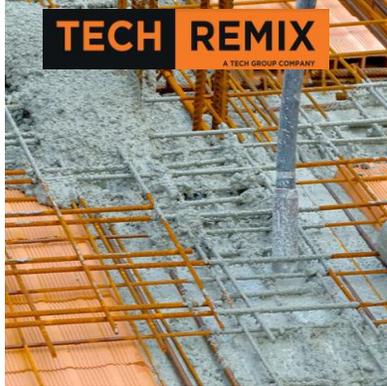
		Group Chairman		Founder, R Holdings
		Chairman, Municipality and Planning Department in Ajman		
		Member of the Executive Council of the Government of the Ajman		
		Vice Chairman, Ajman Bank		
		Chairman, Ajman Sewerage Company		
		Chairman, Al Zorah Development (Private) Company P.S.C		
		Former President, United Arab Emirates Football Association		
		Chairman, Ajman Real Estate Corporation Real estate (AQAAR)		
		Chairman of the Board of Trustees at City University College of Ajman		
		Vice Chairman of the Board of Trustees of Ajman University		
		Vice President, Arab Youth Center		

ABOUT Tech Group



TECH GROUP

CONSTRUCTION & BUILDING MATERIALS



DIVERSIFIED



JOINT VENTURES

Environment & Sustainability



Food Security



Hospitality Assets



ذا ريتريت إم غاليري بالم دبي
THE RETREAT
MGALLERY PALM DUBAI



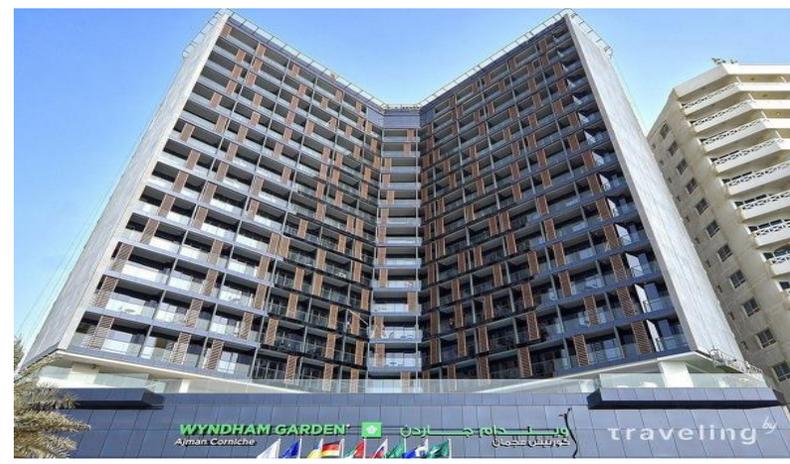
ibis
STYLES
HOTELS
Jumeira



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



TECH GROUP

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



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



**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

TECH GROUP



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	9-Dec-22	69.25	13.0%
				21-Feb-23	68.56	13.1%
				13-Apr-23	56.90	15.8%
			B-	18-Apr-23	56.28	16.0%
			26-Apr-23	56.28	16.0%	

1. EGYPT – Chronology of Events



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AFTER INVESTMENT

Bloomberg

pwc Egypt's economy achieves a turnaround with UAE support

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 skyline
EGYPT: RISING PRESSURE ON PUBLIC FINANCES
 02/13/2024

Against a backdrop of rising regional geopolitical pressures, Egypt's economic crisis is deepening further in Egypt and now poses a threat to public finances. With no agreement in sight with the IMF, the balance of payments crisis is

English | عربي
Khaleej Times
 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.

fDi Intelligence
<https://www.fdiintelligence.com>
Abu Dhabi SWF gives Egypt \$35bn FDI bailout
 26 Feb 2024 — Abu Dhabi SWF gives Egypt \$35bn FDI bailout - ADQ's \$35bn investment is the biggest* FDI project announced in the Middle East and Africa ...

Reuters
<https://www.reuters.com>
Egypt announces \$35 billion UAE investment on ...
 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 balance / stability

The Washington Institute
<https://www.washingtoninstitute.org>
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 ...

Bloomberg
<https://www.bloomberg.com>
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 ...

The Economist
<https://www.economist.com>
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.

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



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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 ...

2. MALDIVES – Indicative Returns



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

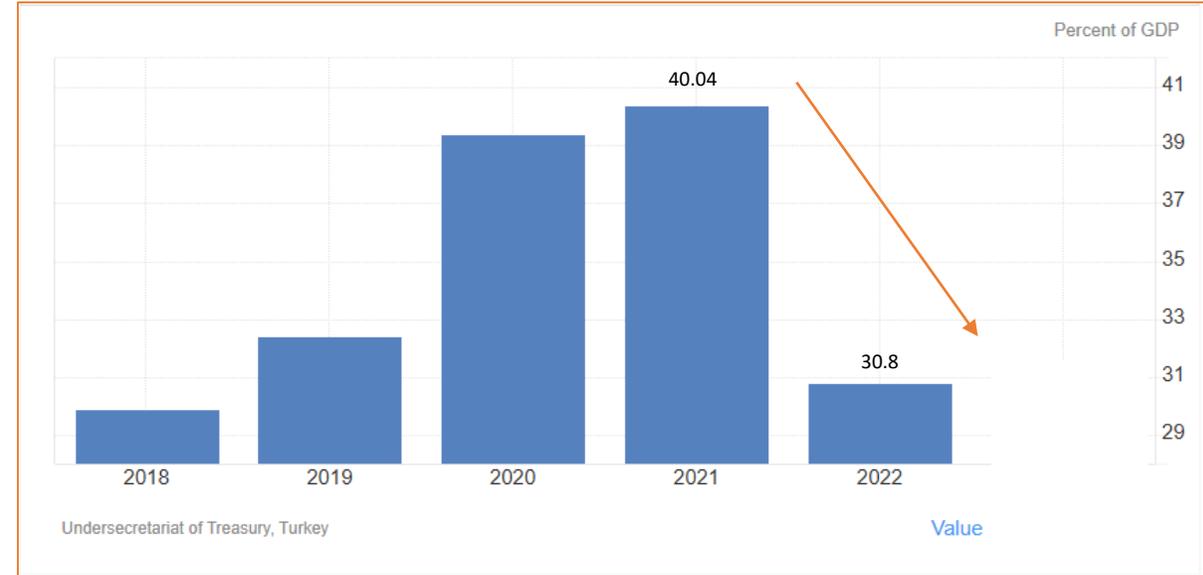
3. INVESTMENT IDEA TURKEY

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

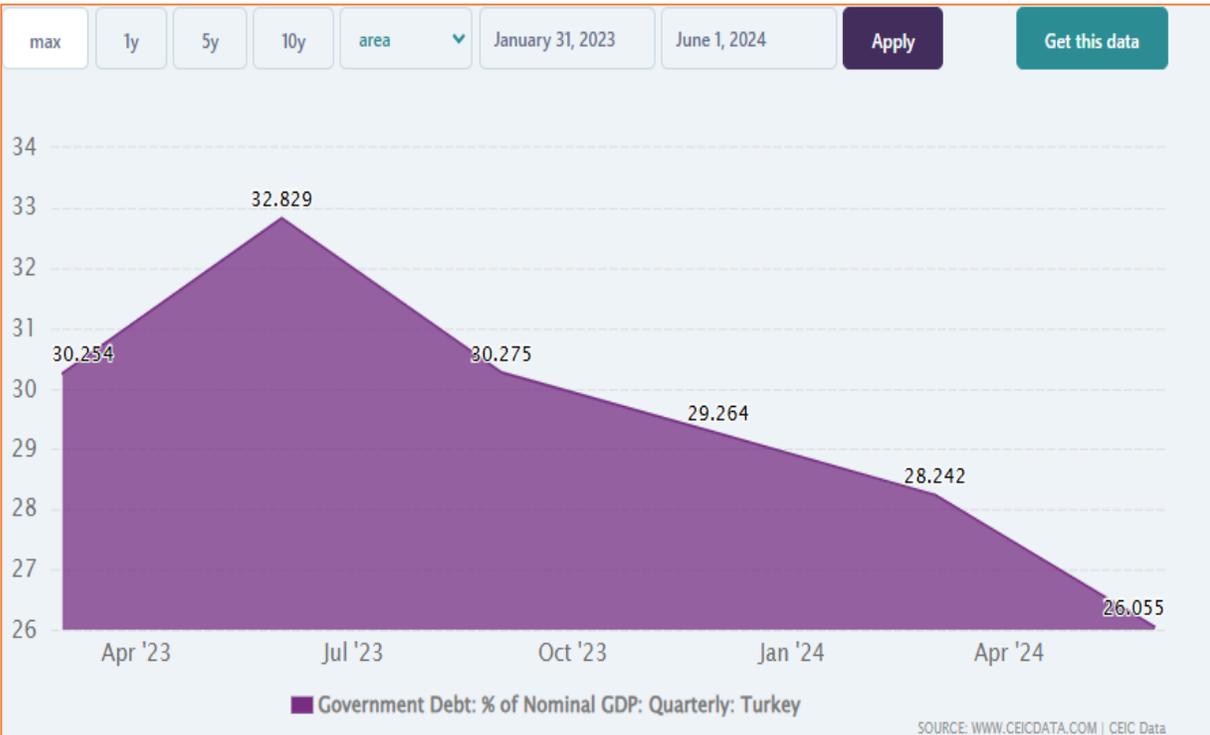
7 days ago — The Central Bank of the Republic of Turkiye's (CBRT's) tight monetary stance has enabled **Turkish** authorities to stabilize the lira, ...

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 Fitch outlook : from negative to stable	Improved Economic stability
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



3. TURKEY – Indicative Returns



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

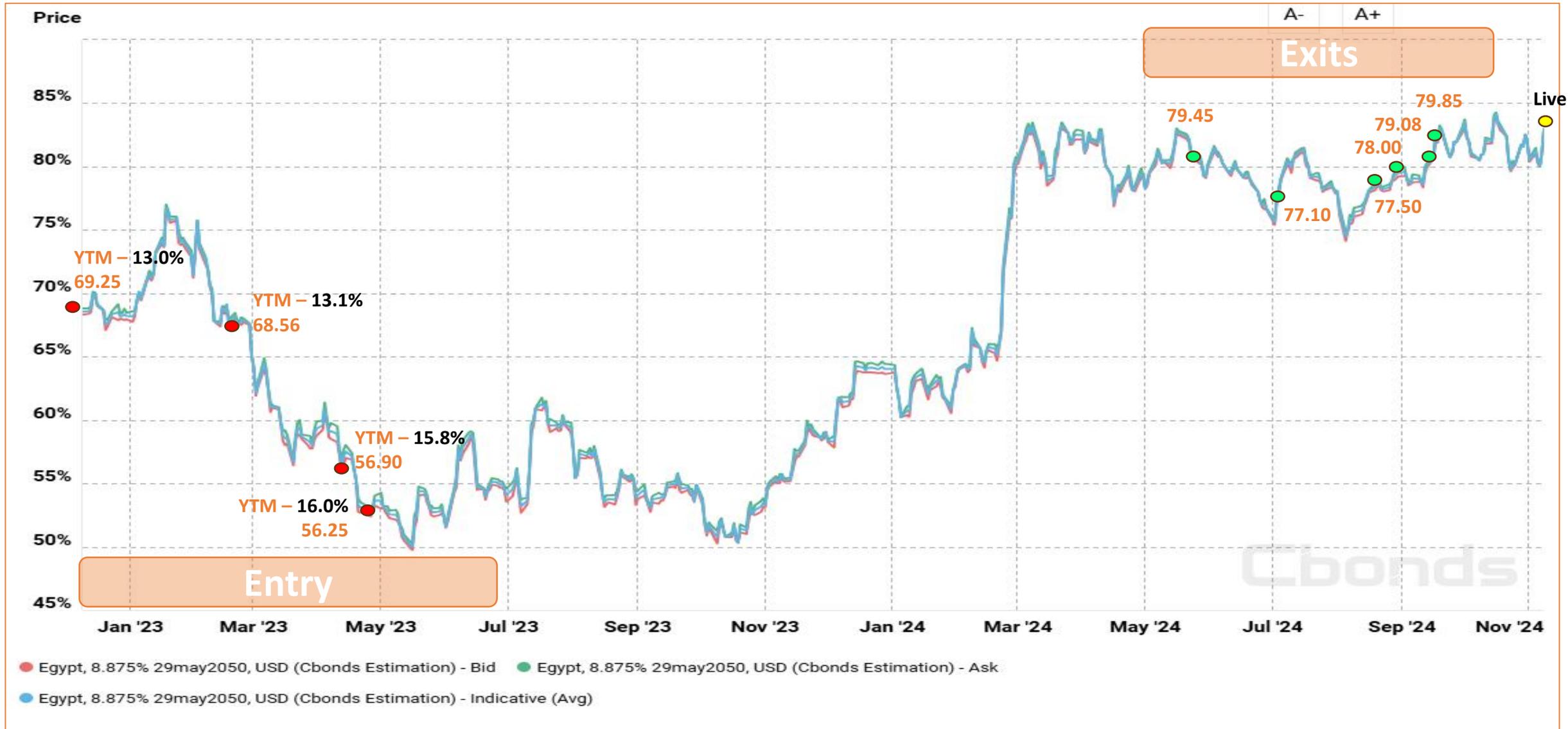
INVESTMENT IDEAS

Trades Plotted

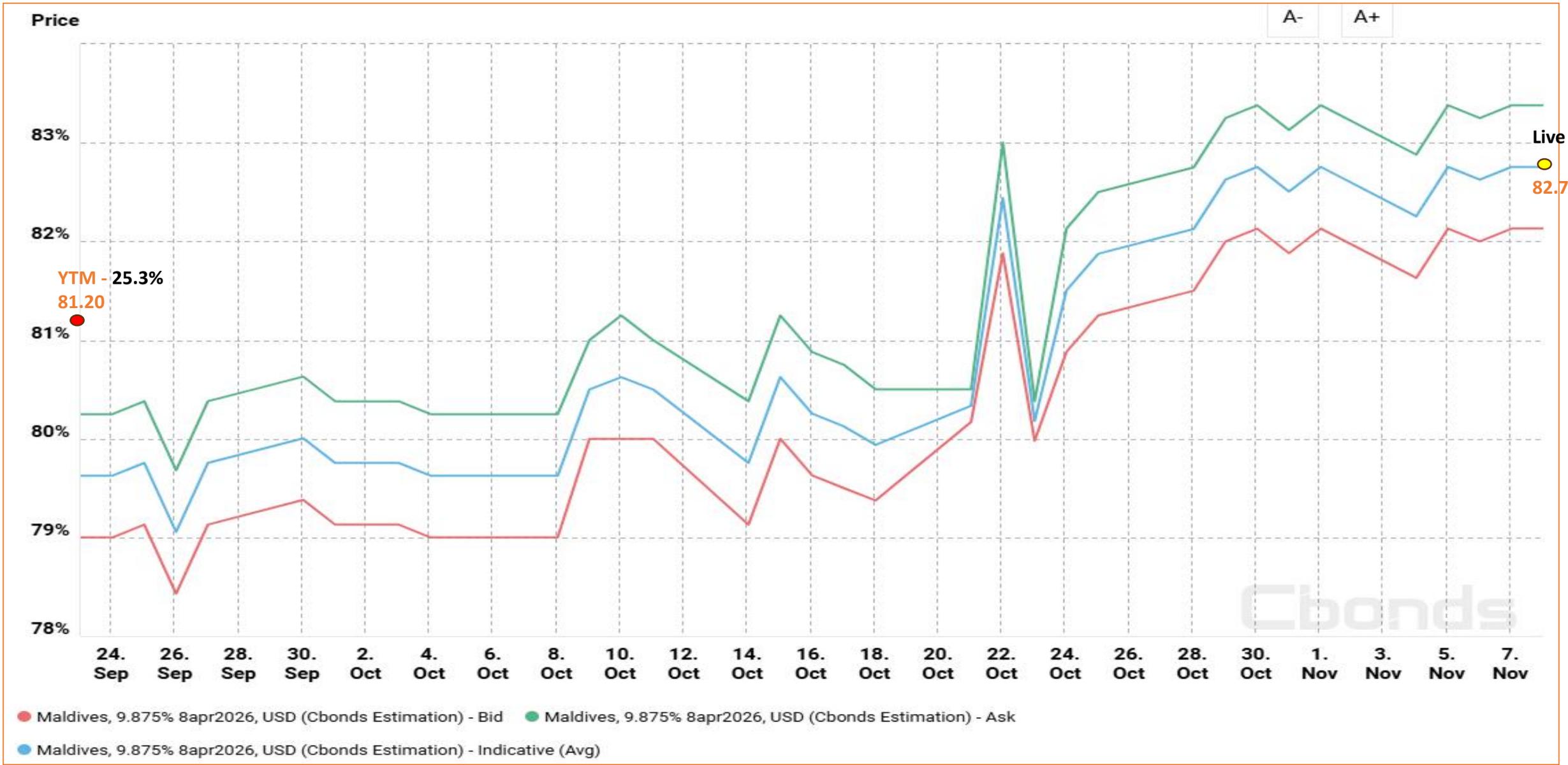
TECH GROUP



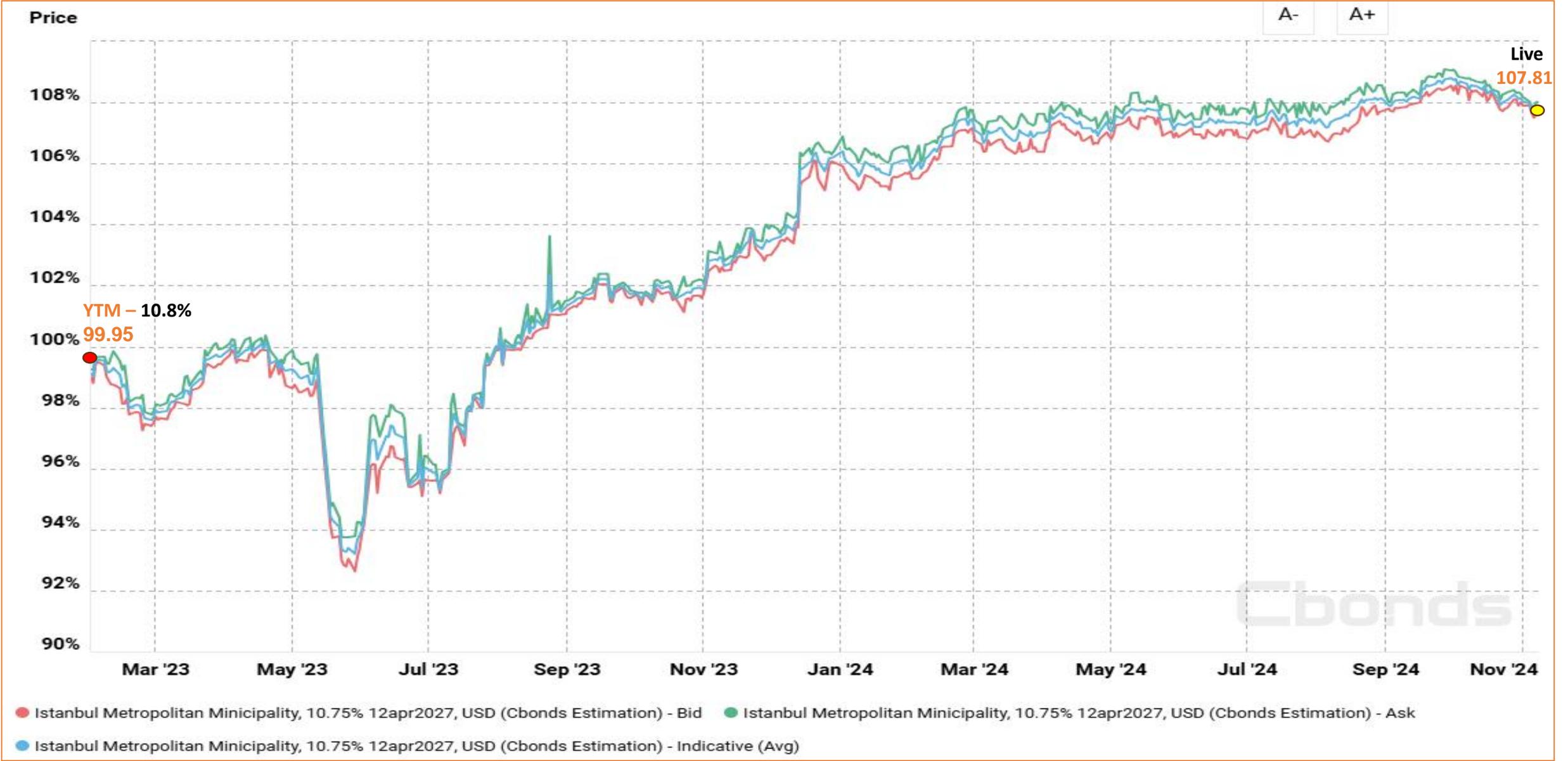
EGYPT – Trades Plotted



MALDIVES – Trade Plotted



TURKEY (Istanbul Metropolitan) – Trade Plotted





THANK YOU!

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