



**AG-INVEST**

ADVANCED GLOBAL INVESTMENT PLATFORM

[www.ag-invest.capital](http://www.ag-invest.capital)

# 01

## ABOUT US



- PG 3 Our leaders
- PG 4 Our strategic partners
- PG 5 Principled investment model
- PG 6 Investment offers





## AZIM GANIEV

Founder & CEO of AG-Invest  
Vice-President of AG Mentors Group

More than 8 years of experience in corporate finance and investment consulting, private equity and family offices management.

Professional investor, venture capitalist, business angel.



## DR. SANDJAR MUMINOV

President of SANDJAR GROUP and is recognized as a World Best (TOP-5) Intellectual Property Experts and also one of the best litigation lawyers in IP-Industry.

Ph.D. in Economics and has 20 years of working experience in the field of intellectual property.





## AG MENTORS GROUP (AGMG)

Tashkent, Uzbekistan

[www.agmg.group](http://www.agmg.group)

AGMG provides a wide range of services in the areas of investment legislation, administrative regulation, tax and customs administration, business climate, economics and finance, preparation of feasibility studies, engineering, selection of technologies and equipment, conducting analytical and marketing research on specific topics, searching for potential investors and partners, conducting legal audits, organization of export-import operations (from the preparation of contracts to the promotion of products both in the domestic and foreign markets)

Investment consulting, Management and business consulting, Green Economy, Transport and logistics, Analytical consulting and forecasting, Communication consulting, Legal consulting, Protocol services and event management, IT-consulting



## DUBAI INVESTMENTS CENTER (DIC)

Dubai, UAE

[www.dubai-investments.co](http://www.dubai-investments.co)

DIC — a global legal and business consortium of 16 companies and 247 experts, lawyers, consultants, attorneys, and litigators, headquartered in Dubai and providing services in Law Enforcement, IP-Protection, Monetization, and Investments industries in 35 countries (including USA, Europe, Asia and GCC Region).



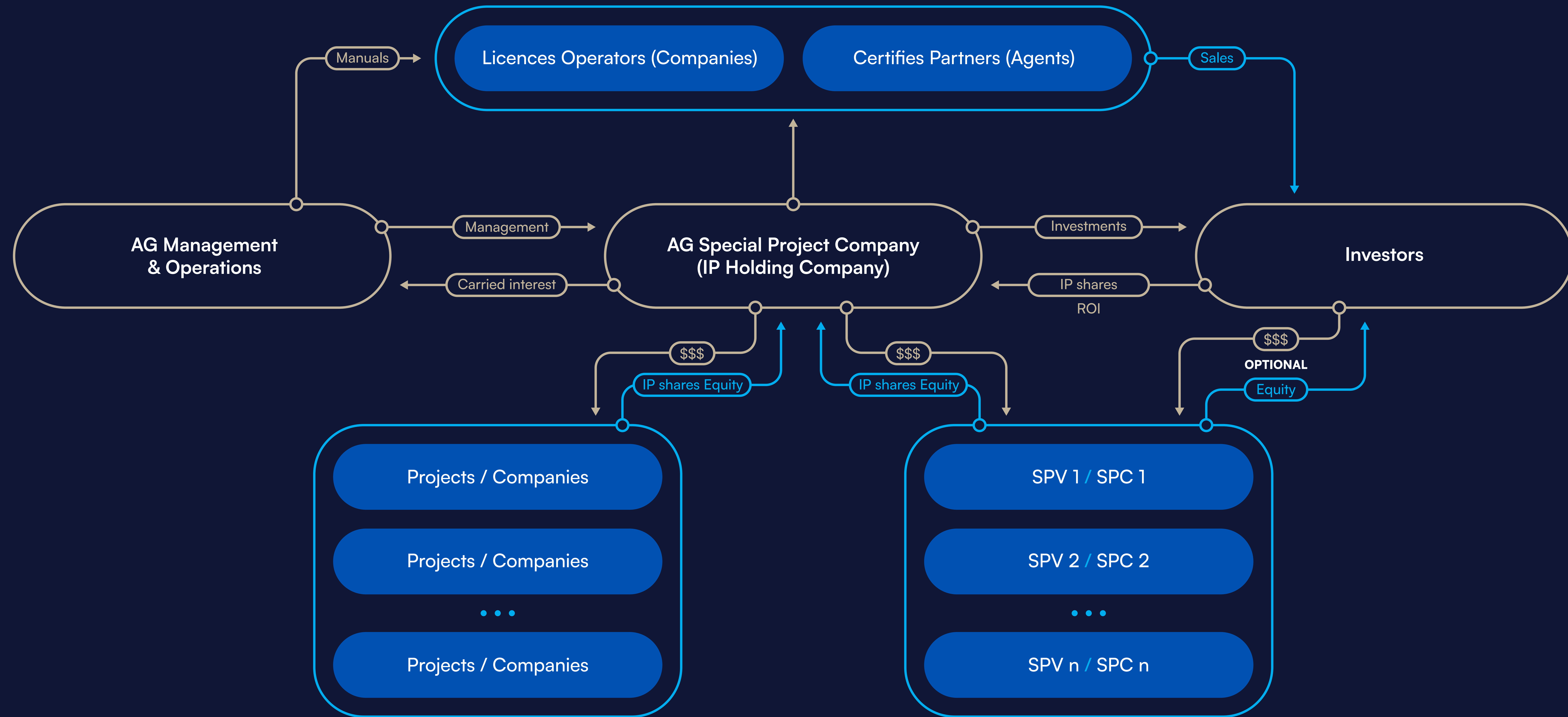
## LONDON RATE

London, UK

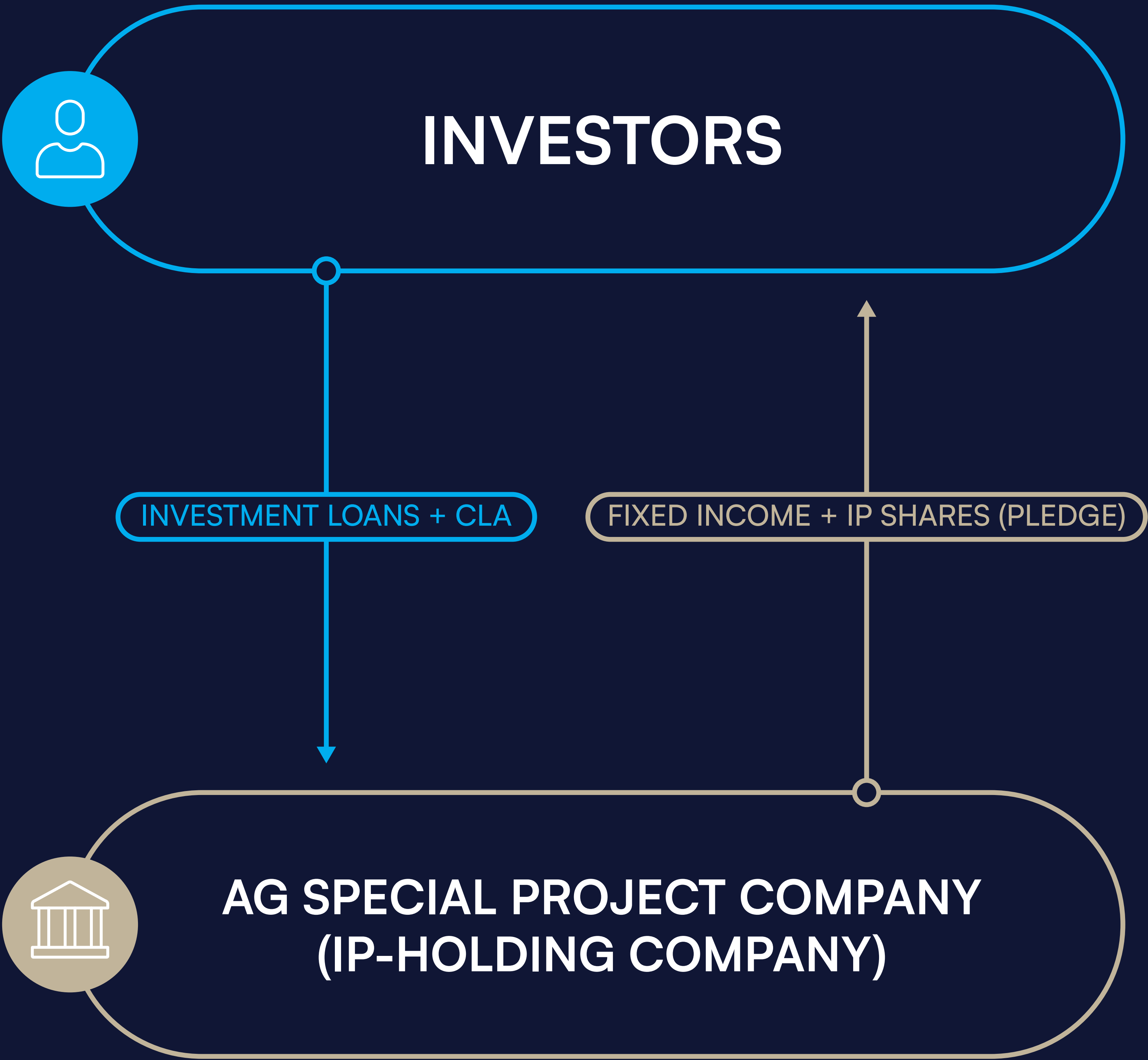
[www.londonrate.org](http://www.londonrate.org)

Innovative Fintech Aggregator that allows Entrepreneurs to get additional Financial Benefits through Valuation and Monetization of their Intellectual Property. London Rate is an online platform where brought together the most diversified asset appraisers, field examiners and valuation advisors specializing in intellectual property valuations and expert testimony. London Rate provides the IP community with a visionary approach to calculating and communicating the financial impact of trademarks, copyrights, patents, brands and intangible assets.

London Rate also delivers IP infringement damages calculations and IP strategic advisory services. Company works with entrepreneurs, corporations, legal counsel and IP owners to analyse and maximize the value of IP assets.







CAPITALIZATION: \$ 100 000 000  
1% of IP SHARES = \$ 1 000 000

| AMOUNT OF INVESTMENTS   | FIXED ANNUAL RATES FOR SEED INVESTORS TO FUNDRAISE \$10M | FREQUENCY     |
|---|--|---------------|
|   | 30%  | Annually      |
| \$ 1 000 000 +<br>Exclusive Platinum Exclusive Gold Exclusive Silver      | 26%  | Semi-annually |
|   | 22%  | Quarterly     |
|   | 26%  | Annually      |
| \$ 500 000 - \$ 1 000 000<br>General Platinum General Gold General Silver | 22%  | Semi-annually |
|   | 18%  | Quarterly     |
|   | 24%  | Annually      |
| \$ 100 000 - \$ 500 000<br>Platinum Gold Silver                           | 20%  | Semi-annually |
|   | 16%  | Quarterly     |

# 02

## SELECTED INVESTMENT LOTS CORE PROJECTS WITH HIGH ROI



- PG 8 Commodities trading
- PG 9 Office property flipping
- PG 10 Residential flipping
- PG 11 E-commerce in Uzbekistan
- PG 12 Game development
- PG 13 Car rental and car export
- PG 14 Expo & events business in KSA



# COMMODITIES TRADING

Professionally operating in commodities exchanges with wide network of brokers and traders. Main specialization is oil and petrochemical, gold, diamonds, coal.

Increase capital during one of the classic financial instrument

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INDUSTRY



Finance

LOCATION &  
OPERATION



Stock market, Worldwide

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TOTAL  
INVESTMENTS



From \$ 100 000

PARTNERS



AGMG





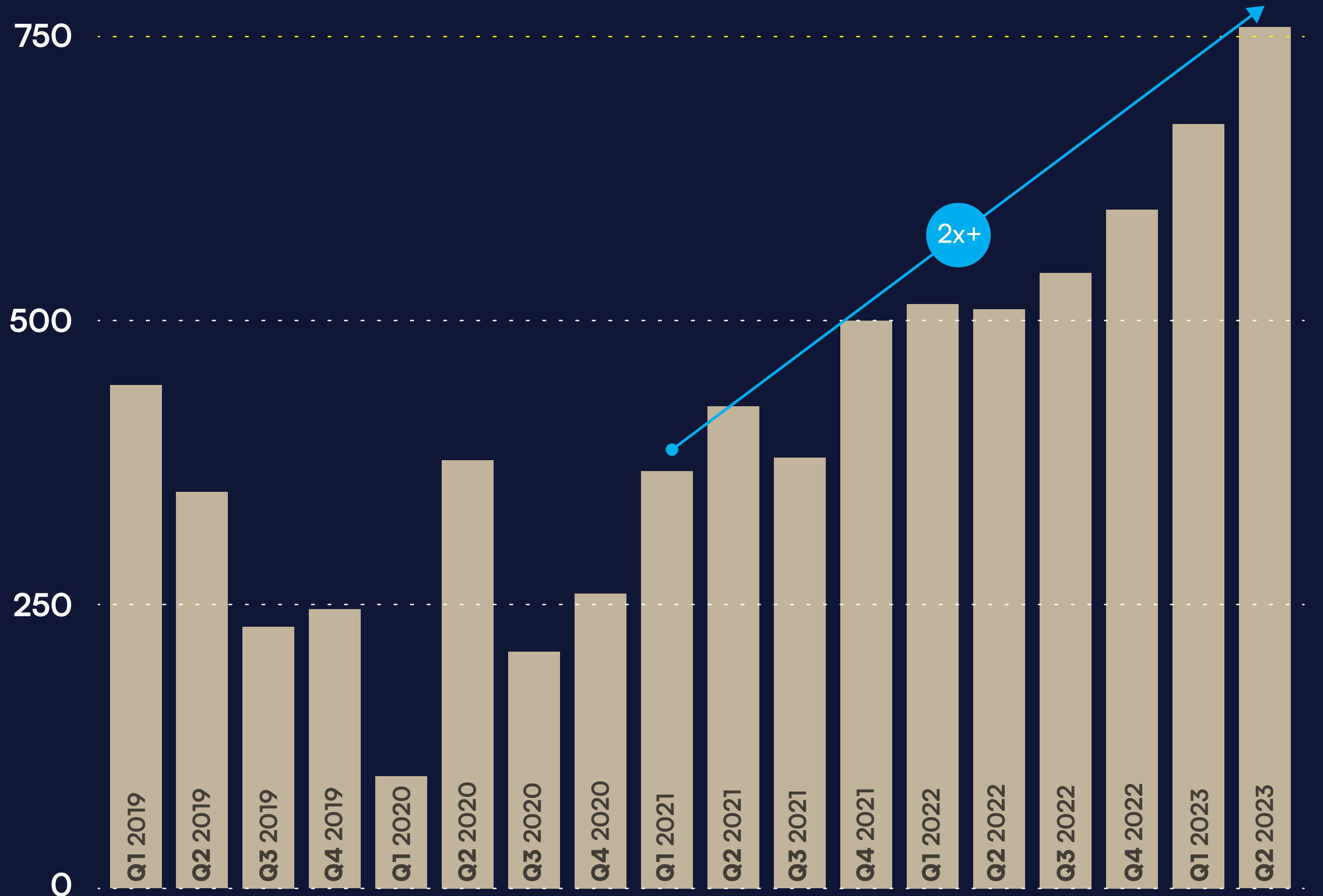
## OFFICE PROPERTY FLIPPING

Classic flipping project in office property by 2 models:

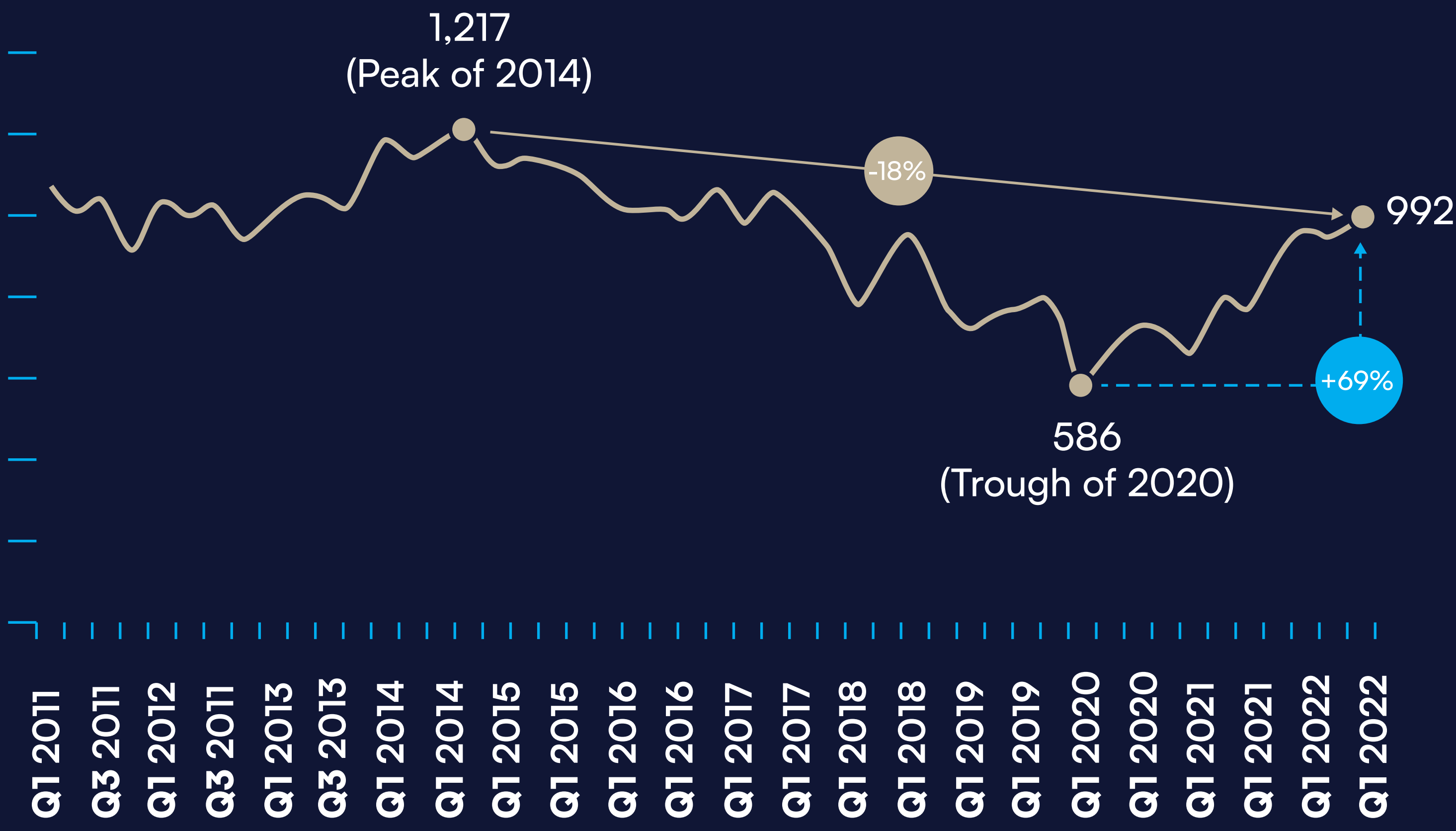
- 1 Buy — Maintenance — Sell with royalty
- 2 Buy — Maintenance — Long-term rent



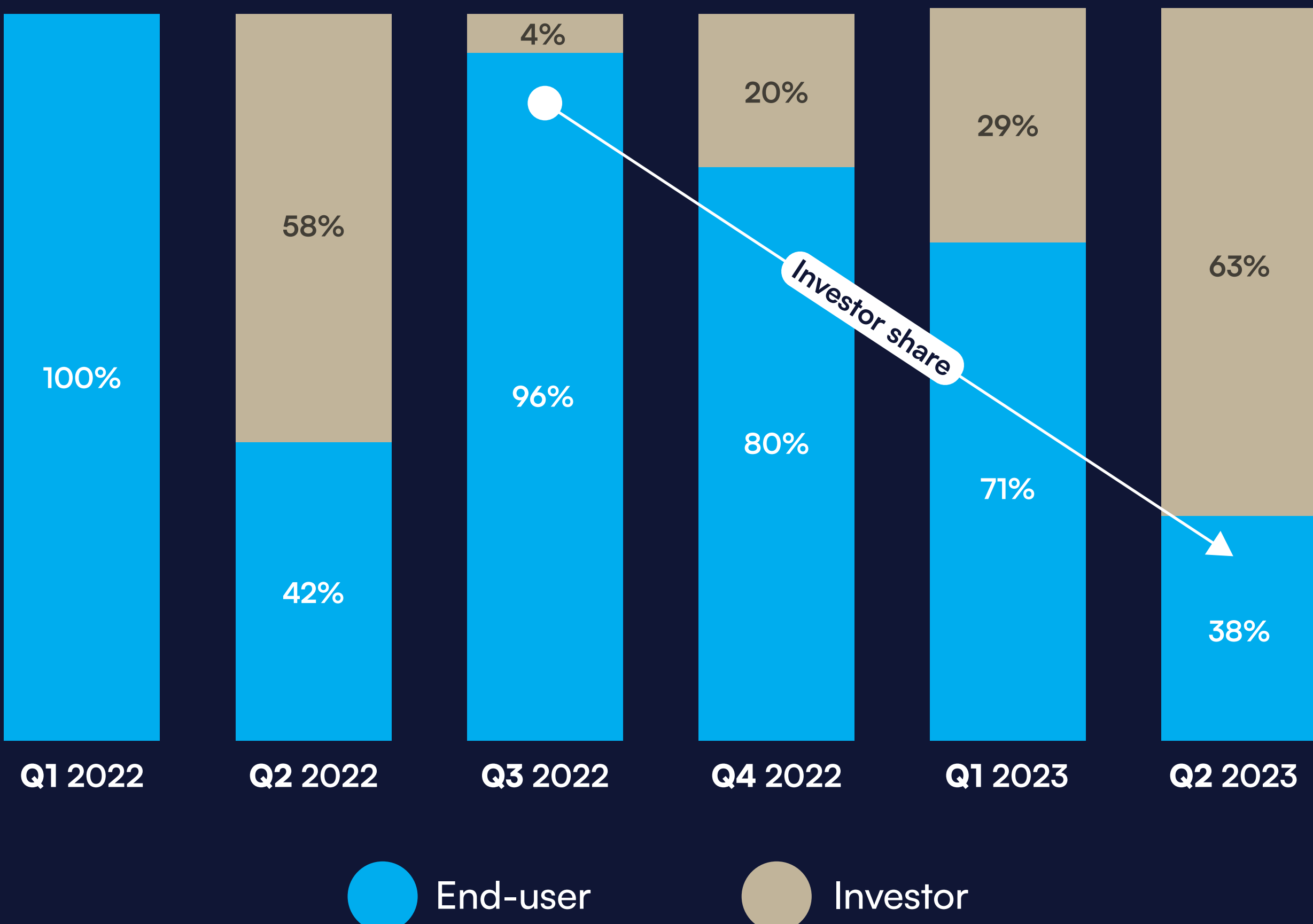
NUMBER OF DEALS WITH OFFICE PROPERTY IN DUBAI



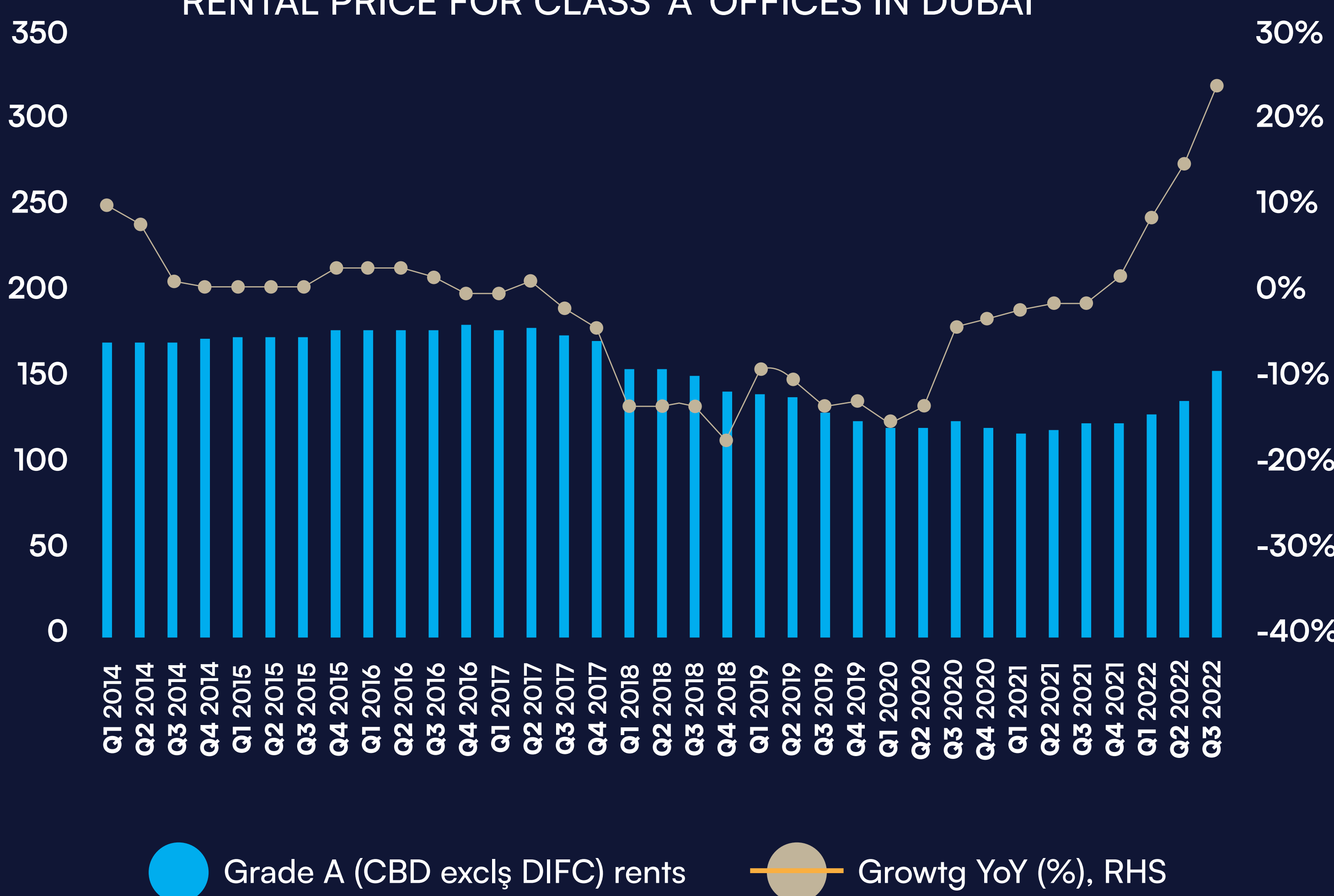
AVG. PRICE FOR 1 SQ FT FOR OFFICE PROPERTY IN DUBAI



END-USER / INVESTOR RATIO FOR OFFICE PROPERTY IN DUBAI



RENTAL PRICE FOR CLASS 'A' OFFICES IN DUBAI





# RESIDENTIAL FLIPPING

Classic flipping project in residential sector:

«Buy — Maintenance —  
Sell with royalty»

INDUSTRY

Real Estate

LOCATION &  
OPERATION

Dubai, UAE

TOTAL  
INVESTMENTS

From \$ 600 000

PARTNERS

Wellton, Nouvelle



TOTAL PROPERTY SALE TRANSACTIONS (RESIDENTIAL) IN 3Q 2023 IN DUBAI



27,138

Apartments

▲ +16.8% QoQ  
▲ 51.2% vs Q3 2022

Sales value

**AED 53.5B**



5,873

Villas

▲ +21.9% QoQ  
▲ 1.3% vs Q3 2022

Sales value

**AED 29.1B**



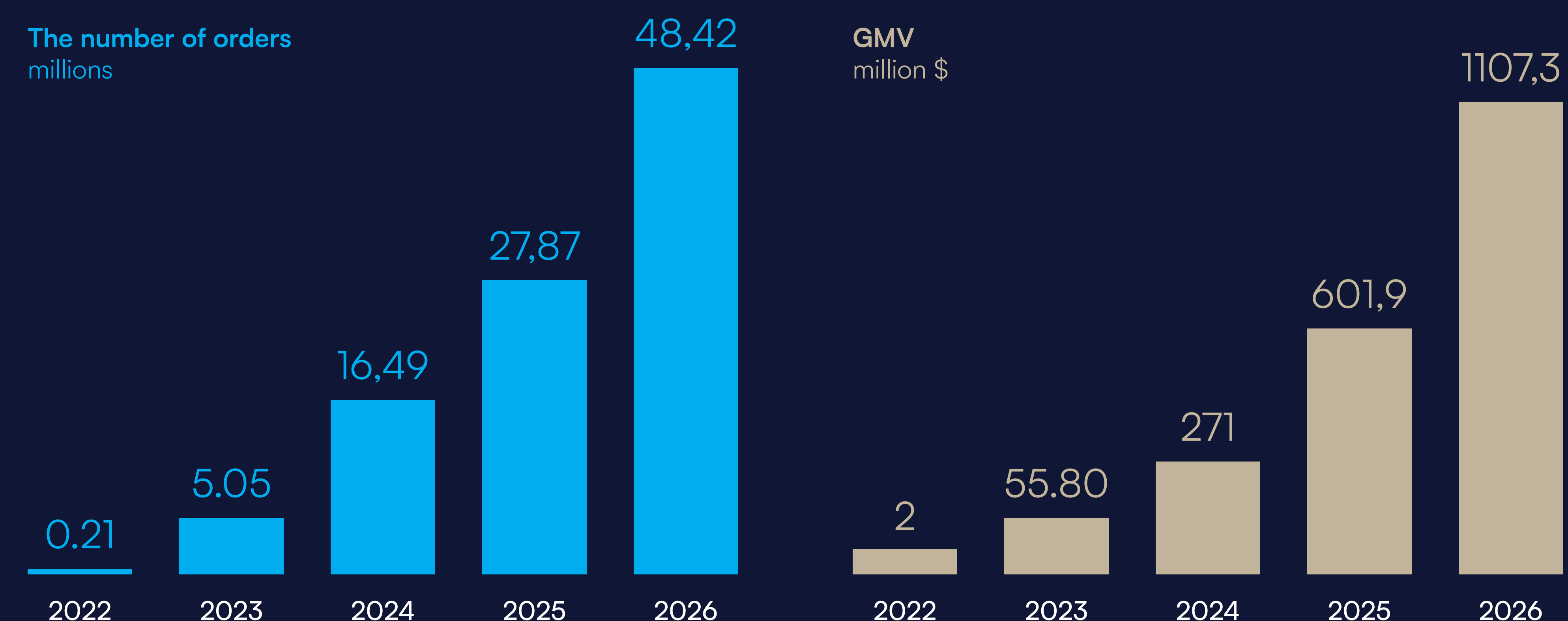
# E-COMMERCE IN UZBEKISTAN

Silkroad Trading have wide experience in e-commerce, online retail, supply chain management and digital marketing.

Silkroad Trading have successfully ran 3 stores with more than 20,000 orders and total revenue of \$ 250,000

| INDUSTRY                   | LOCATION & OPERATION |
|----------------------------|----------------------|
| E-Commerce                 | Tashkent, Uzbekistan |
| TOTAL INVESTMENTS          | PARTNERS             |
| \$ 100 000 up to \$250 000 | AGMG                 |

## Planned financial indicators



# x12

The e-commerce market will grow by 2025 compared to 2022

# \$52.5B

Forecast of retail market volume in 2025

# 13.1%

The e-commerce market will grow by 2025 compared to 2022

# \$6.88B

The share of online trade in total volume will reach by 2025

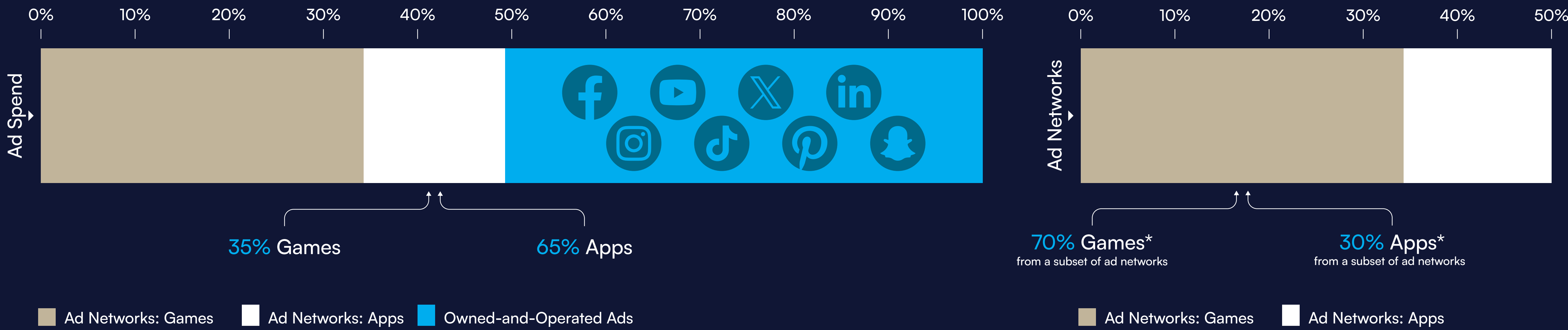


## GAME DEVELOPMENT

SAB Games - IT company with all competences to create mobile projects of any difficulty. The only Unity certified mobile game development team in Central Asia. For 4 years, the company has prepared more than 100 mobile applications and launched more than 30 web services.

| INDUSTRY                       | LOCATION & OPERATION |
|--------------------------------|----------------------|
| GameDev                        | Tashkent, Uzbekistan |
| TOTAL INVESTMENTS              | PARTNERS             |
| \$ 5 250 000 in 5 equal stages | SUB Games            |

### \$336B Advertising Monetization



### Launch Plan





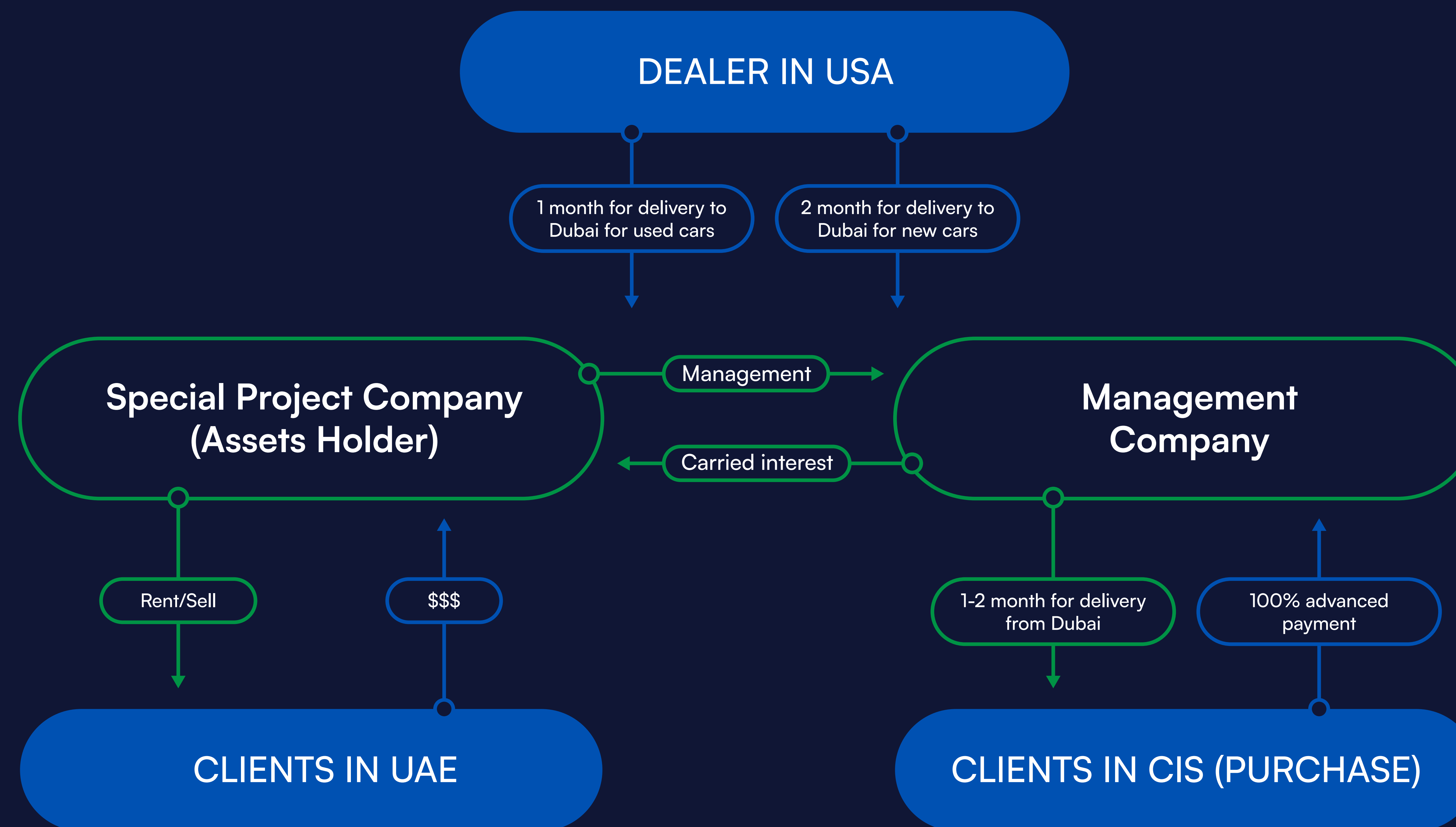
# CAR RENTAL AND CAR EXPORT

## PROJECT DESCRIPTION AND SUMMARY

### Project includes:

- 1) rental of premium cars in Dubai
- 2) export premium cars from the US market (new and be in used) to the CIS countries through Dubai
- 3) export premium cars that have used in car rental in 2-3 years like the exit of car rental project

Full Circle Service for Export: buying, logistic, customs, delivery to the client



### INDUSTRY

Export,  
Rental

### LOCATION & OPERATION

Headquarter — UAE  
Operation — USA, UAE, CIS

### TOTAL INVESTMENTS

Up to  
\$ 2 000 000 in equal 4 stages

### PARTNERS

Elite Club  
Auto (USA)



# EXPO & EVENTS BUSINESS IN KSA

## PROJECT DESCRIPTION AND SUMMARY

Launch new expo and event business in Saudi Arabia in collaboration with high level and high experienced partners and top clients

Full circle expo & event business: concept — content program — venue design — hi-end production — strategic communications.

Own assets in production (for multiple rent and sell): decoration, AV, printing, metal frames

## THE KEY FACTORS DRIVING THE GROWTH OF THE EVENTS INDUSTRY IN SAUDI ARABIA

### 1. Government Initiatives and Support for the Events Industry

- Saudi Vision 2030
- The General Entertainment Authority
- National Transformation Program (NTP)
- Massive Investment in infrastructure
- Events Investment Fund
- Diversification of the Economy
- Quality of Life Program Initiative

### 2. Tourism Boom and its Impact on the Events Sector

- Tourist attractions in Saudi Arabia
- Increase in tourism numbers
- Mega International events hosted by Saudi Arabia, incl. EXPO 2030 and FIFA 2034

### 3. Cultural and Entertainment Reforms Fostering Event Opportunities

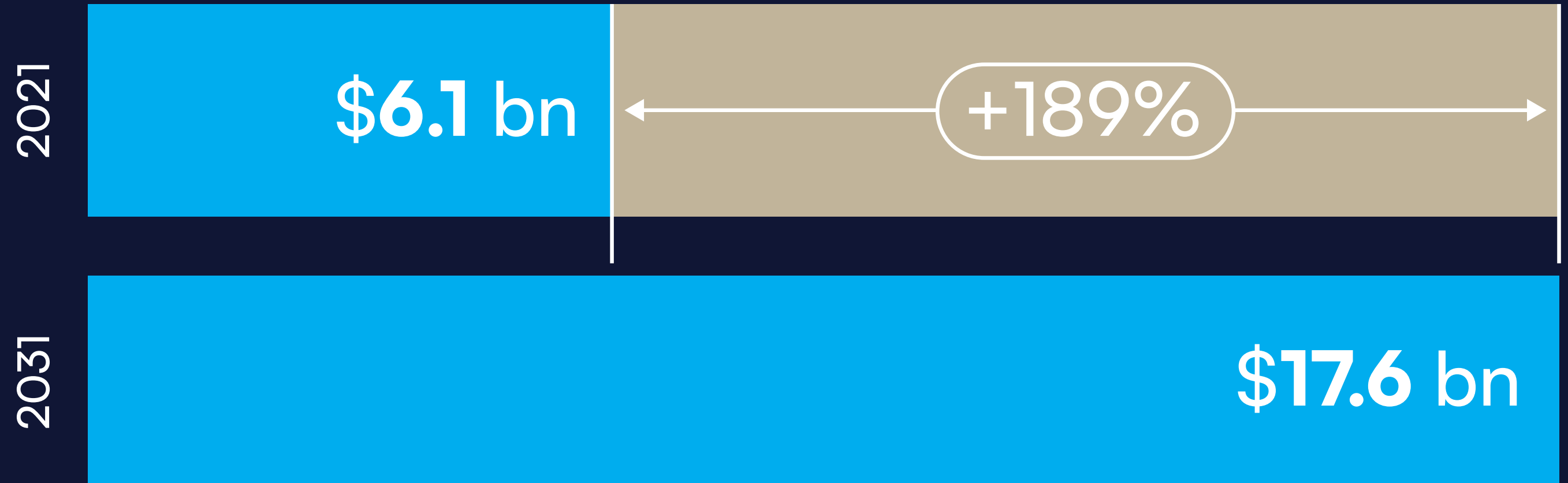
- Easing of entertainment regulations
- Music festivals and concerts
- Cultural festivals celebrating local heritage

### 4. Trends and Innovations Shaping the Future of Events in Saudi Arabia

- Event technology trends
- Sustainable practices
- Experiential marketing strategies
- Integration of AI and AR in events
- Hybrid events

| INDUSTRY | LOCATION & OPERATION   | TOTAL INVESTMENTS               | PARTNERS        | CLIENTS    |
|----------|------------------------|---------------------------------|-----------------|------------|
| M.I.C.E. | Riyadh and Jeddah, KSA | \$ 10 000 000 in 5 equal stages | Class Pro (KSA) | Sela (KSA) |

## SAUDI ARABIA EVENTS INDUSTRY SIZE





# OTHER INVESTMENT DIRECTIONS OF AG-INVEST



## VENTURE CAPITAL: SELECTED PROJECTS

- Tollgate loan platform
- Investments in art
- RaiseV. Web 3 fundraising platform

## SELECTED LONG TERM CAPITAL-INTENSIVE PROJECTS

- Hotel-entertainment complex
- Development and fee-development
- Fee mine development



PROJECTS PIPELINE CONSTANTLY UPDATE