

The 2024-2028 Real Estate Project

Prepared by QHedge New Product Team

We Request
500 millions QAR
for
35.5% annual return

Request

Objectives

Problem

Investment

Benefits

Financials

Action Plan

Future Fund Achieves 3 Objectives Upon Completion Of Project

New Revenue Stream

Annual Revenue
114 million QAR

YoY revenue growth
14%

Portfolio Diversification



Expansion

1st
Real Estate Hedge Fund in
the Qatari Market

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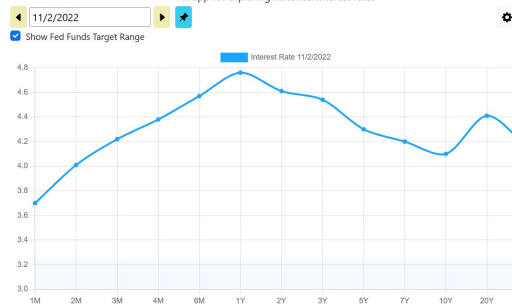
Action Plan

Investment Opportunity Resulted From Market Gap

Normal Yield curve: 11/2/2022

US Treasuries Yield Curve

An app for exploring historical interest rates

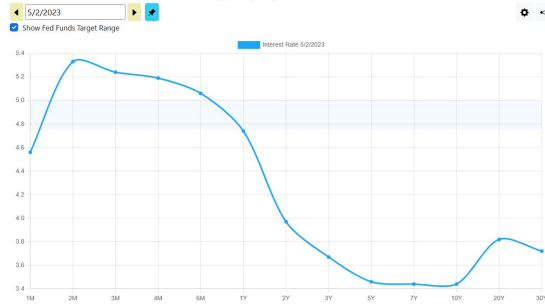


Source: <https://www.ustreasuryyieldcurve.com/>

Inverted Yield curve: 5/2/2023

US Treasuries Yield Curve

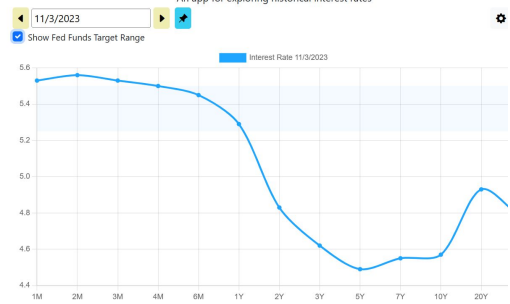
An app for exploring historical interest rates



Present

US Treasuries Yield Curve

An app for exploring historical interest rates



Financial Crisis

Aftermath:

“The lack of supply and the increased demand created a seller’s market in the real estate industry, which **increased home prices.**” (Forbes)

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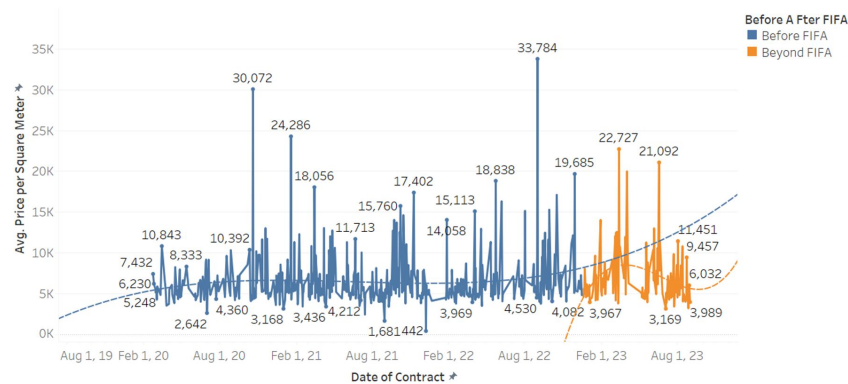
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Future Fund Creates Multiple Revenue Stream

Average Price Per Square Meter for Residence Before and Beyond FIFA for Doha (QR per square meter)



The trend of average of Price per Square Meter for Date of Contract. Color shows details about Before A Fter FIFA. The data is filtered on Municipality Name1 and Real Estate Type1. The Municipality Name1 filter keeps Doha. The Real Estate Type1 filter keeps Residence. The view is filtered on average of Price per Square Meter, which ranges from 442 to 826,455.

Source: Qatar Ministry Of Justice, retrieved by Dr. Sameer Mathur

Fundraise required
500 million QAR
at 20% commission
and value increase to **2,721 million QAR** by 2028

Annual Revenue
114 million QAR

2% Management Fee: 10 mln QAR
20% Performance fee: Performance's profit.
Minimum 50 mln QAR/annual to be effective

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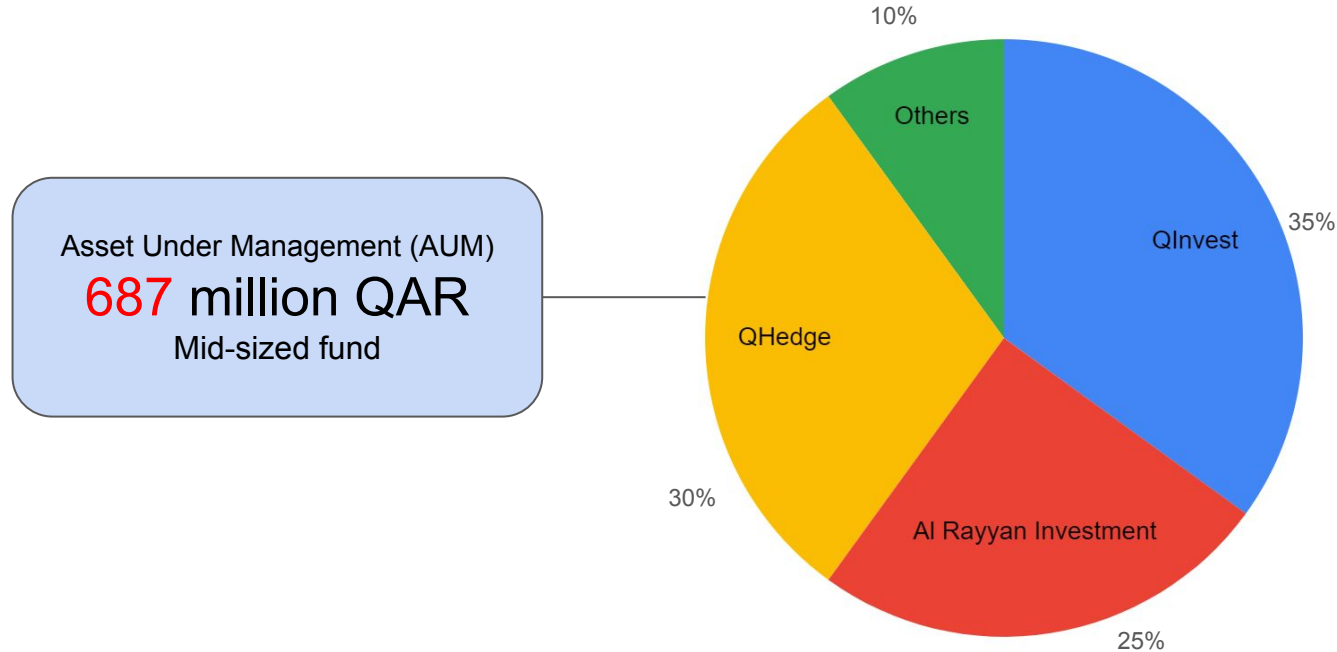
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Future Fund Subject To Win Real Estate Investment Market Share



Request	Objectives	Problem	Investment	Benefits	Financials	Action Plan
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Future Fund Diversifies Our Shariah Compliant Portfolio



Source: <https://ae7.com/projects/gewan-island-beach-villas-id/>

Portfolio Diversification



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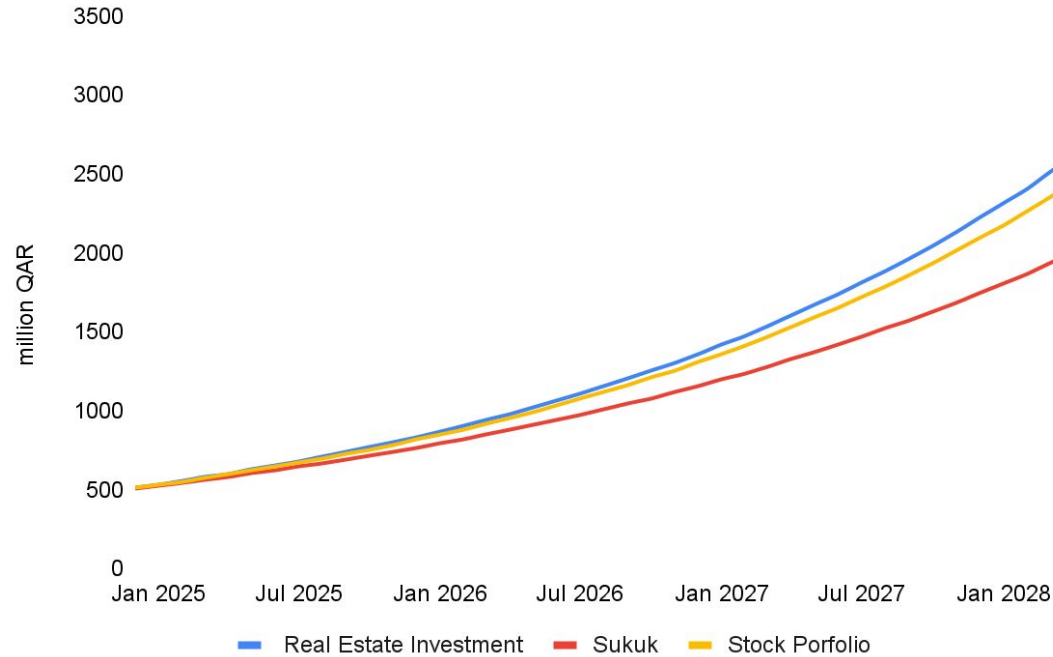
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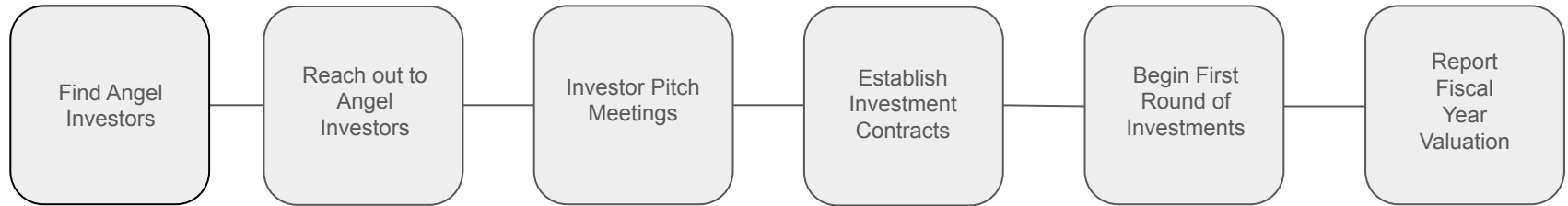
Action Plan

Future Fund Consistently Outperforms Sukuk and Stock Portfolio.



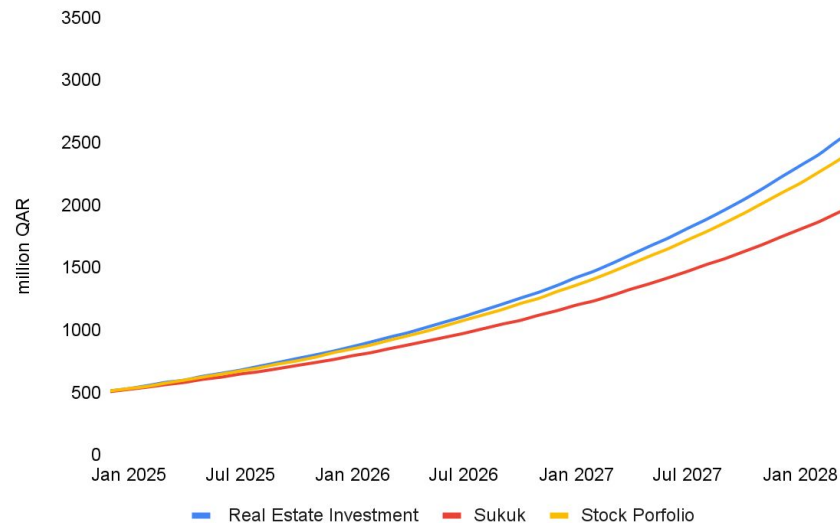
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Future Fund Follows A Detailed Action Plan



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Looking forward to partnering with you



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