

# Nisus High Yield Growth Fund Closed-Ended IC

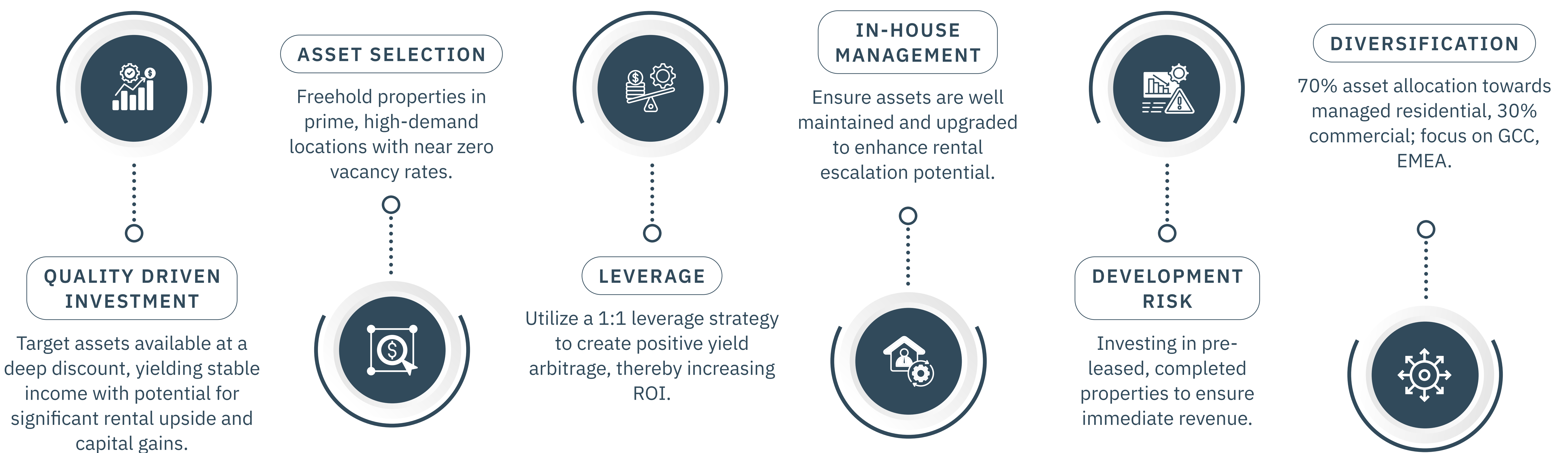
Gateway Investment Management Services DIFC Limited (“ Gateway ” or Fund Manager ”)

Located in  
**Dubai International Financial Centre**

- **Gateway Investment Management Services (DIFC) Limited (“Gateway”)** is a Dubai Financial Services Authority (DFSA) regulated category 3A firm providing conventional and Shariah compliant asset management services and is the Fund Manager to **“Nisus High Yield Growth Fund Closed Ended IC”**.
- Gateway has over 12 years of experience and has over **\$750 million** of real estate and fixed income assets under management.
- **Nisus Finance Investment Consultancy FZCO (“Nisus Finance”)** is the **“Investment advisor”** to the Fund and is a unique focused alternatives platform dedicated to superior real estate investments and asset management.
- **Nisus Finance** has nearly 10 years of successful track record of investments and exits in real estate with AUM of **~\$180 million and Delivered 18% of average IRR.**

“The investment objective of the fund is to achieve superior, consistent, risk adjusted returns by primarily making opportunistic medium term investments in rent yielding assets in GCC & EMEA regions.”

## THE FUND STRATEGY



## KEY INVESTMENT TERMS

**\$ 500M**  
TARGET CORPUS

TARGET GROSS IRR  
**18%-20%**  
PER ANNUM

**5 YEARS**  
TERM

RESIDENTIAL  
**70%**

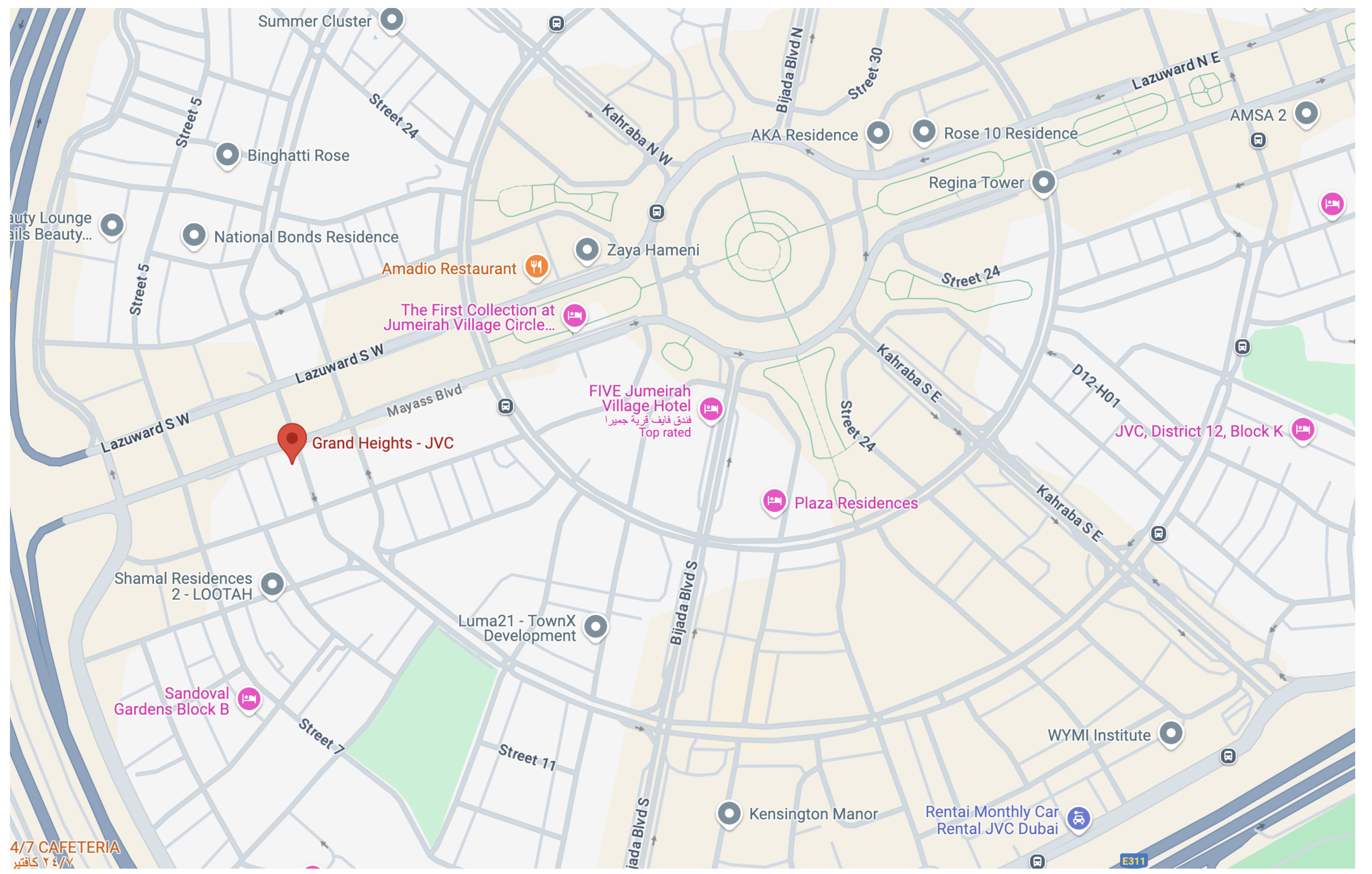
MINIMUM INVESTMENT  
**\$ 500K**

REGULATED BY  
**DFSA**

LICENSED BY  
**DIFC**

COMMERCIAL  
**30%**

FUND NAME	NISUS HIGH YIELD GROWTH FUND CLOSED-ENDED IC
TERM	5 (Five) Years (Extendable by 2 Years)
GP COMMITMENT	Upto 10% of the Corpus
RENTAL INCOME DISTRIBUTION	Quarterly Payouts After Operating Costs , Managements Fees and Leverage Commitments
PERFORMANCE FEES	Hurdle Rate –6% Irr (Pre Tax) Carried Interest –15% of Net Profit of the Fund
MANAGEMENT FEES & SET UP COSTS	2.00% per Annum of Corpus Invested + One-Time Set up Cost 1% of Committed Amount
REDEMPTION	Capital Gains Will Be Realized On The Sale of Properties, Expected in Later Years of Fund's Life
LIQUIDITY	Closed-Ended: Lock In for the Term: Buy & Hold. Protects the Fund From Forced Liquidations
REGULATOR	The Fund Is Regulated by Dubai Financial Services Authority (DFSA) and Licensed by Dubai International Financial Centre (DIFC)



## FUND PARTNERS

Administrator



APEX FUND SERVICES (DUBAI) LTD

Auditor



DELOITTE & TOUCHE(M.E.)

Legal Counsel



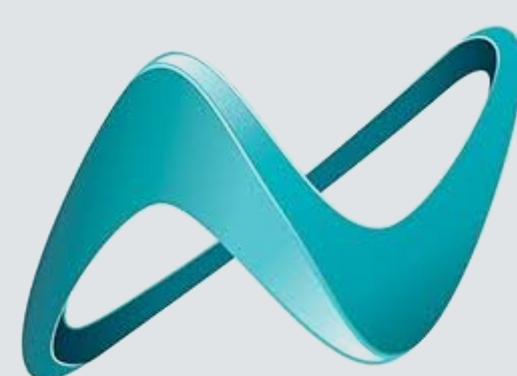
WHITE & CASE LLP

Custodian



GATEWAY

Fund Advisor



NISUS FINANCE

Fund Manager



GATEWAY

## INVESTMENT COMMITTEE

**AMIT GOENKA**

Founder, MD & CEO of Nisus Finance Group, Founder & MD - Essel Finance. Was National Director - Knight Frank. Led transactions of ~\$2.5Bn Managed. 2 AIF, 1 PMS and 1 FDI fund for India Real Estate.

**AMIT JHUNJHUNWALA**

Chartered Accountant with 18 years of experience across UAE Real Estate Market and funding Managed Real Estate Assets over \$200Mn in UAE in the past.

**TANVIR SHAH**

Managing Director, The Partnerships Advisory Decision Committee, Mohammed Bin Rashid Innovation Fund (USD 550 Mn.), Ministry of Finance, UAE At Abu Dhabi Islamic Bank, built & managed a USD 2 Bn. Real Estate Finance Mortgage Portfolio across UAE & UK. He is an Instructor and Alumni of Harvard University (USA), qualified Chartered Marketer (UK).

**DR. TAREK HAJJIRI**

25+ years in global law, governance, and leadership across public and private sectors. Also led as Senior Vice President for the Legal Affairs at Dubai International Financial Centre (DIFC) and Commissioner of Intellectual Property.

**MARWAN AL SARKAL**

Founder and managing partner of Chapter 3, a boutique strategic advisory and management consultancy. Leveraging his vast network and investment experience, he partners with government entities, family offices, and global enterprises to execute strategies that deliver exponential growth and sustainable long-term value creation.

## ADVISORY BOARD

## STATEMENT FOR PROFESSIONAL CLIENTS

This Marketing material is applicable only to a professional client who meets the criteria of a Professional client under the rulebooks administered by Dubai Financial Services Authority (DFSA). Professional Investors must have sufficient experience and understanding of relevant financial markets and have own funds or called up capital of at least USD 1 million (Entities) and net assets of \$1 Million (Individuals), excluding their primary residence and not recognized Crypto tokens, and include only 33% of the market value of recognized Crypto Tokens, for Individual Professional Investors.

## CONTACT US

**Gateway Investment Management Services (DIFC) Limited**  
ICD Brookfield Place, Unit 20-21, Level 21  
Dubai International Financial Centre  
P. O. Box 506822 Dubai. UAE

+971-04-317-0300

contact@gatewayims.com

www.gatewayims.com

**Nisus Finance Investment Consultancy FZCO**  
Office No 602, Maze Tower,  
Dubai International Financial Centre  
P. O. Box 506822 Dubai. UAE

+971-50-237-9924

info@nisusfin.com

www.nisusfin.com

Disclaimer

This document ("Document") is communicated to you by Gateway Investment Management Services (DIFC) Limited ("Gateway"), an entity registered in the Dubai International Financial Centre ("DIFC") and licensed and regulated by the Dubai Financial Services Authority ("DFSA"). The Document is directed to professional clients only and financial products and/or services to which the Document relates will only be made available to professional clients and not to retail clients, persons other than professional clients should not act upon or rely upon the contents of this communication. The information contained in the Document should not be relied upon as sufficient information to make any investment decision without taking appropriate advice. Persons interested in an investment opportunity must either have such knowledge and experience in financial and business matters to be capable of evaluating the merits of such investment or seek independent professional advice. Gateway will only provide general and factual information and will not provide any specific advice on the merits of a transaction or investment for a specific investor, unless explicitly agreed. All projections and valuations contained in this Document are indicative and not guaranteed. Unless specifically agreed in writing between the relevant parties, Gateway will not be entering into any direct relationship with any underlying investor and such investors will not be deemed clients of Gateway in accordance with DFSA COB rules and, therefore, Gateway will not be responsible for any losses, charges, expenses or costs which are incurred in the event that any information in the Document is incorrect. The distribution of the Document may be restricted in certain jurisdictions. The Document must not be construed as an offer or a solicitation to subscribe for units in any Gateway product. All information contained in the Document is the intellectual property of Gateway and may not be copied, reproduced, distributed or displayed without Gateway's express written permission. This Marketing material is applicable only to professional client who meets the criteria of a Professional client under the rulebooks administered by Dubai Financial Services Authority (DFSA). Professional Investors must have sufficient experience and understanding of relevant financial markets and have own funds or called up capital of at least USD 1 million (Entities) and net assets of \$1 Million (Individuals), excluding their primary residence and not recognized Crypto tokens, and include only 33% of the market value of recognized Crypto Tokens, for Individual Professional Investors.