



BOOBROOK HOLDING Ltd.

No Space is too small to be enjoyed

Investment Type	Closed-End Convertible Loan Agreement
Investment Life	3 years
Currency	United Arab Emirates Dirham (AED)
Minimum Amount	AED 368,000 / USD 100,000 / EUR 100,000
Minimum Coupon	12% p.a.

REAL ESTATE INVESTMENT OPPORTUNITY

Issuer - Boobrook Holdings Limited
**Real Estate Private Placement Offering
with Fixed 12% Annual Return Over 3 Years**



**Transforming Affordable Studios into Profitable and Cozy Living Spaces:
A Lucrative Real Estate Investment Opportunity:**

At Boobrook Holding Limited, **we combine finance**, data science, and design to deliver an end-to-end financial product for our investors.

We transform vacant studios in the Middle East into trendy apartments that can be quickly rented for a better profit and ROI.

Investment Objective:

We turn small spaces into enjoyable homes and make them into a profitable real estate investment.

The Real Estate Private Placement aims to achieve capital appreciation by investing in a diversified portfolio of real estate assets, under 50sqm, in the UAE. The Private Placement has a closed-end structure, with a fixed term of 3 years.

Investment Strategy:

The Real Estate Private Placement will focus on acquiring small real estate assets that have proven to have the highest potential for short-term capital appreciation and the broader potential target audience.

Investment Parameters:

- Type of Investment: Real Estate Assets
- Investment Term: 3 Years
- Investment Structure: Convertible Loan Agreement (Closed-End)
- Security: Collateralized Shares of Boobrook's owning underlying Real Estate Units
- Fix Coupon: 12% p.a.
- Payment Frequency: Annual
- Minimum Investment: AED 368,000 / USD 100,000 / EUR 100,000
- Investment Eligibility: Accredited Investors Only

Fees and Expenses:

No other fees and expenses

Redemption Policy:

The Real Estate Private Placement has a closed-end structure collateralized by shares holding the real estate units, which means that investors cannot redeem their investment before the end of the 3-year term. At the end of the term, the Private Placement shall be liquidate its assets and distribute the proceeds to investors to return it's capital back.

HIGHLIGHTS

3-year term with 12% p.a. fixed coupon

Aims for capital appreciation via diversified real estate assets, under 50sqm, in UAE

Closed-end structure with convertible loan agreement

Minimum investment of AED 368,000 for accredited investors only

Risk factors: market, liquidity, and regulatory

No additional fees and expenses

No early redemption option, capital + interest returned at end of term



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Risk Factors:

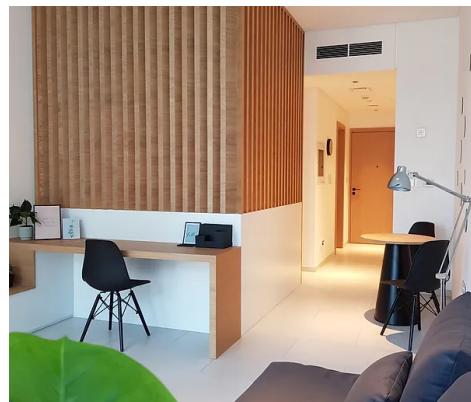
Investing in the Real Estate Private Placement involves certain risks, including but not limited to:

- **Market Risk:** The value of the Private Placement's investments may fluctuate due to changes in the real estate market or other economic factors.
- **Liquidity Risk:** The Private Placement's assets may be difficult to sell, which could make it difficult for the Private Placement to meet redemption requests or liquidate its assets.
- **Regulatory Risk:** Changes in laws or regulations could impact the Private Placement's ability to invest in certain types of real estate assets.
- **Credit Risk:** The Private Placement's tenants or borrowers may default on their obligations, which could impact the Private Placement's ability to generate income from its investments.

Risk Mitigation:

We mitigate these risks by investing in small spaces in secondary locations with higher rental yields and potential for appreciation. We leverage our in-house expertise in interior design and employ aggressive cost engineering to revamp these spaces, increasing their value and potential for income generation.

This approach **allows us to offer** a differentiated value proposition and makes us a **safer investment option**.



HIGHLIGHTS

3-year term with 12% p.a. fixed coupon

Aims for capital appreciation via diversified real estate assets in UAE

Closed-end structure with convertible loan agreement

Minimum investment of AED 100,000 for accredited investors only

Risk factors: market, liquidity, regulatory, and credit risks

No additional fees and expenses

No early redemption option, capital returned at end of term