

# BEYOND GLOBAL MANAGEMENT

*Fund Brochure*

*Version July 2024*

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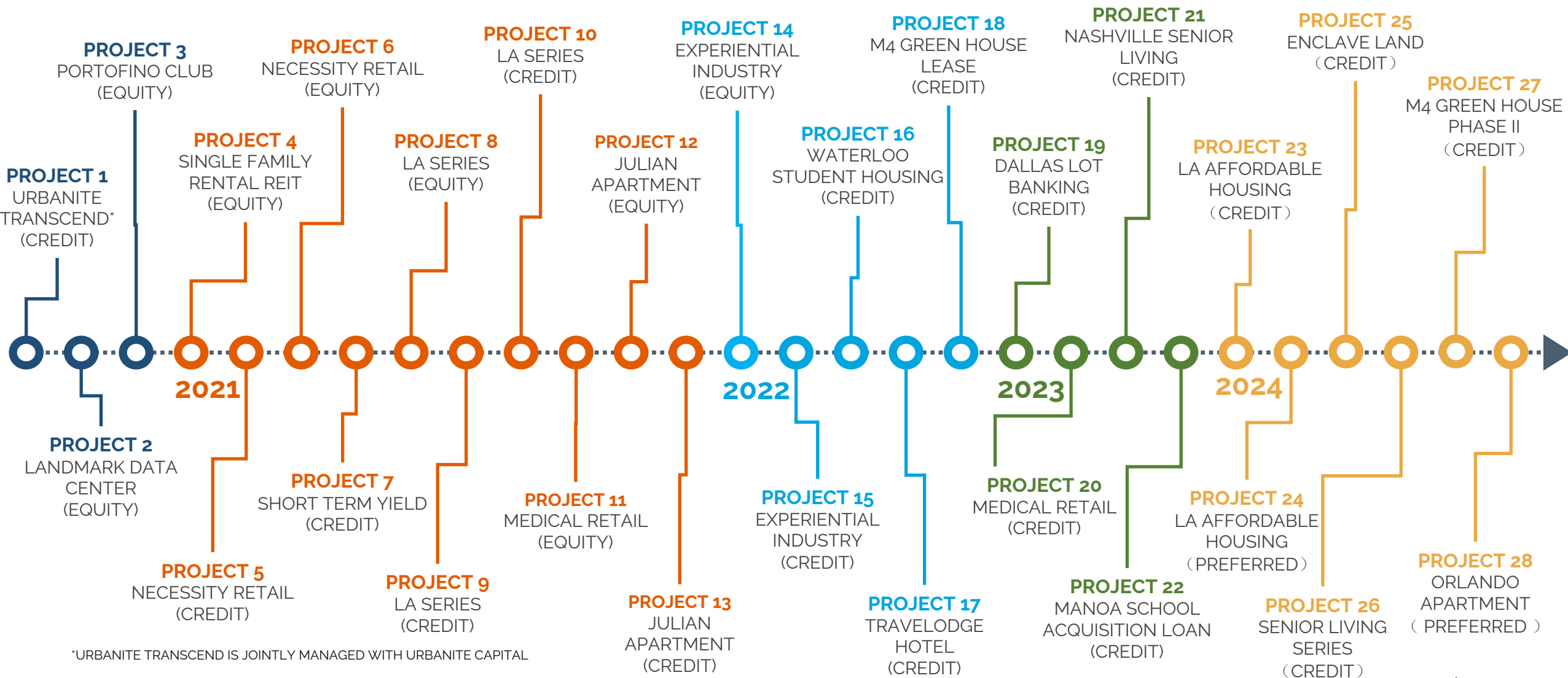
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# About Beyond Global Management

Beyond Global Management is an SEC-registered Investment Advisor and a member of the Beyond International Group. We are committed to providing compliant and secure alternative investment opportunity to institutions and high-net-worth individuals.

We strive to make our investment more transparent, risks more controllable, and provide attractive, risk-adjusted investment returns that aim to beat inflation and generate income. We look for value and take an opportunistic approach to real estate investing. Beyond seeks to capitalize on changing economic factors and dislocation in the real estate market to identify attractive opportunities in any market condition. Additionally, as both a debt and equity real estate investor, Beyond has the flexibility to invest opportunistically in bull markets, and more prudently, in bear markets. As we continue to grow, we remain committed to upholding superior standards within this defined focus.

## Proven Track Records



**U.S. Securities  
and Exchange Commission\***

# **Beyond Global Management**

Registered Investment Advisor

**All funds managed by Beyond Global Management are  
available on the SEC's website**

**BEYOND GLOBAL MANAGEMENT,  
LLC**  
(BEYOND GLOBAL MANAGEMENT, LLC...)  
CRD#: 316510/SEC#: 801-126638

Source: <https://adviserinfo.sec.gov/>

## DIFFERENTIATION

Beyond provides a comprehensive investment platform that includes private credit secured by real assets, broad sector and geographic diversification, and uncorrelated returns to major asset classes. The platform offers flexible exit strategies and access to EB-5 investment capital, making it an attractive option for investors seeking secure, diverse, and strategic investment opportunities.



\*This is offered through our affiliate Beyond Holding US LLC

## BEYOND CREDIT STRATEGY

### Investment Strategy

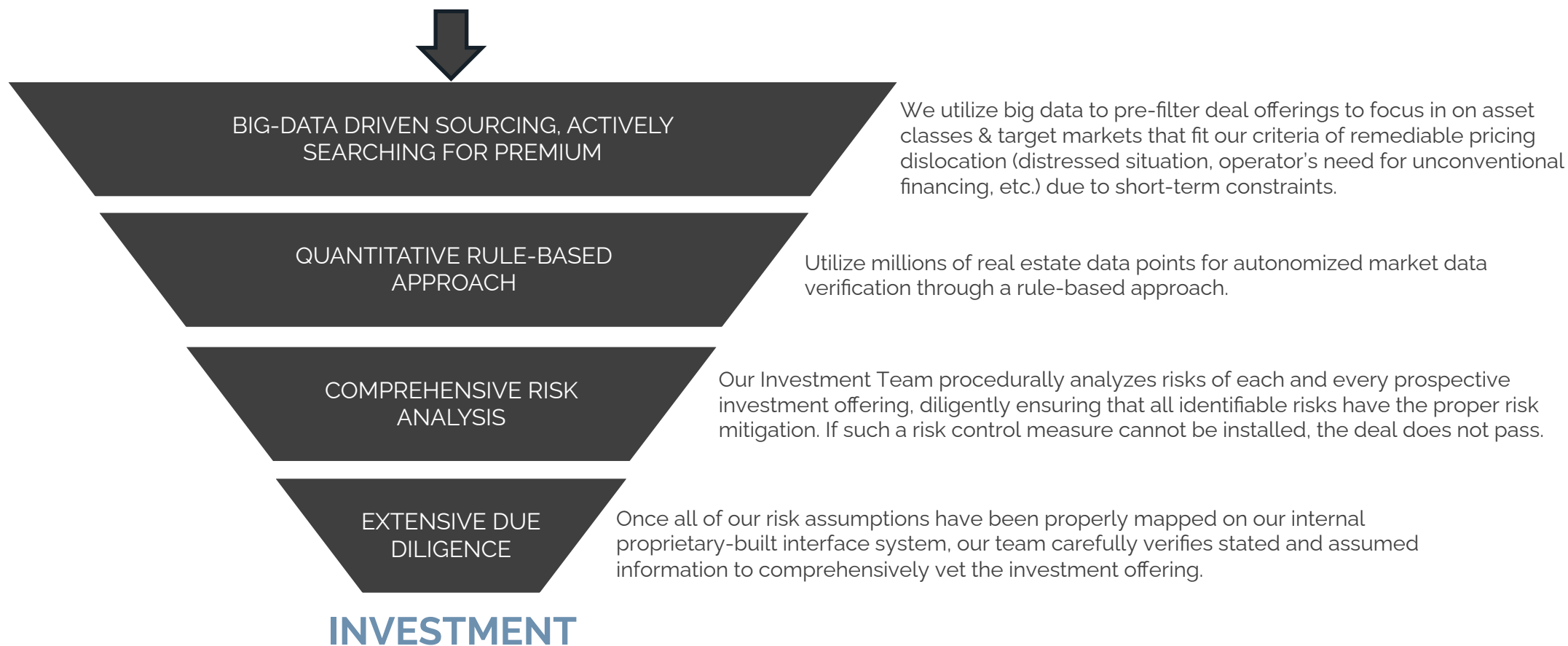
- Target SMEs in North America
- Lend with remediable capital constraints, not operational risks
- Over-collateralized by Real Estate
- Flexible structuring but strict covenant terms
- Technology-driven in value search, deal sourcing, proactive post-fund monitoring and management

### Deal Criteria

- Senior secured 1st lien debt
- Loan to value  $\leq$  70% with tiers
- Debt service coverage ratio  $> 1.2$
- Vetted borrowers with established track records
- Accepts enhanced risk control measures:
  - Operational and financial reports
  - Bank control
  - Corporate governance

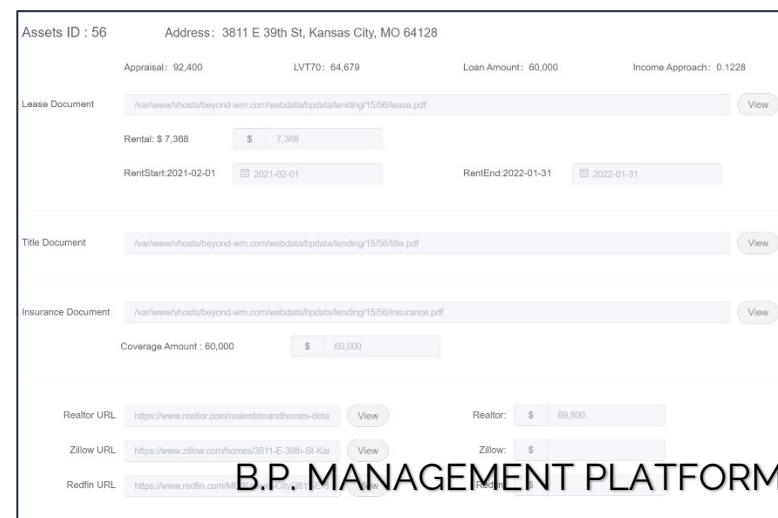
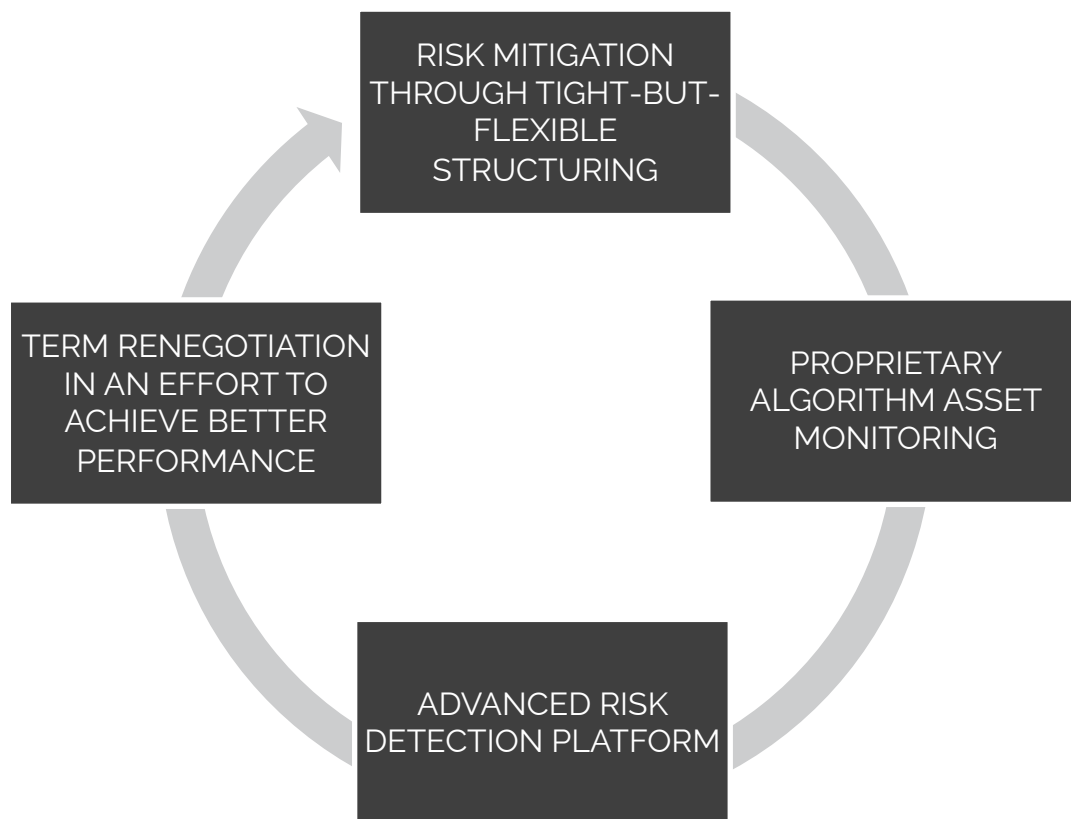
## DATA-DRIVEN INVESTMENT PROCESS

Our team has emphasized unscalable personal relationships to originate high-quality deals. These foundational relationships are built on a track record of execution and honoring our commitments, over the course of our team's respective careers.



## PERPETUAL ASSET MANAGEMENT PROCESS

We've developed an Internal Proprietary platform to manage loans and deals and utilize several big-data platforms to utilize a quantitative approach to asset management and investment management.



## Beyond Global Management Partners

### Business Partners



### Professional Services



Beyond Global Management  
PCAOB Standards Audit Partner



## Beyond Global Management Private Funds

Assets Under Management

**\$350M**

Principal Repayment

**\$236M**

Distribution

**\$29.46M**

Number Of Debt Fund

**18**

Number Of Equity Fund

**9**

Locations Of Assets

**28 States**

As of July 2024

# Beyond Global Management

*Beyond Westminster Fund – M4 Green House Project*

Awarded By North America's Premier Real Estate Media Organization

**COMMERCIAL PROPERTY EXECUTIVE**

**BEST INVESTMENT TRANSACTION**

**GOLD WINNER**



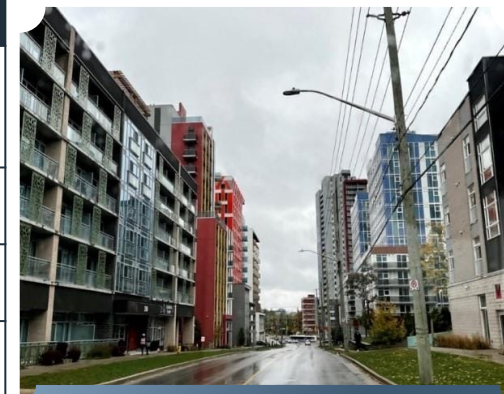
## Beyond Private Lending Credentials

Fund	Property	Time	Location	Offering Size	Interest Rate	LTV	Mortgage priority	Term	Status
Beyond Liquidity Fund	Secured-Rent Single Family Residential	2021 - present	Nationwide – United States	Total Raise:152M Total Principle Repaid:120M	9%	<70%	1 <sup>st</sup> Lien	3/6/12 Month	Funded
Experiential Industry	Raw Garden	2022	California	~\$7.5M	11%	41-49%	1 <sup>st</sup> Lien	3Y+1Y+1Y	Funded
Westminster	Waterloo Student Housing Phase 1	2022	Ontario, Canada	\$10.5 CAD	10%	73% LTC	1 <sup>st</sup> Lien	1Y+6M	Funded
Westminster	Phoenix Travelodge EV Hotel	2022	Arizona	\$4M	10%	47%	1 <sup>st</sup> Lien	1Y+6M	Exited
Westminster	M4 Green House	2022	Ontario, Canada	\$20.6M CAD	12%	46.26%	1 <sup>st</sup> Lien	1Y+3M	Funded
Beyond Loan 1	West Dallas 45 Acres	2023	Texas	\$6.5M	10%	48%	1 <sup>st</sup> Lien	1Y+6M	Funded
Beyond Loan 2	Medical Asset Loans	2023	US	~\$20M	12%	~50%-60%	1 <sup>st</sup> Lien	1Y+6M	Funded
Beyond Loan 3	Senior Living Residential Land	2023	Tennessee	\$7M	12%	52%	1 <sup>st</sup> Lien	1Y+6M	Funded
Westminster	University Asset Loan	2024	Hawaii	\$8.5M	12%	27.5%	1 <sup>st</sup> Lien	1Y+6M	Funded
Beyond loan 4	LA AFFORDABLE HOUSING	2024	California	\$16.5M	12%	50%	1 <sup>st</sup> Lien	1Y+6M	Open
Westminster	ENCLAVE MANORS	2024	Dallas	\$2.5M	12%	60%	1 <sup>st</sup> Lien	1Y+6M	Open
Beyond Loan 5	Senior Living Series	2024	California	\$60M	12%	60%	1 <sup>st</sup> Lien	1Y+6M	Open

Note: The above is for informational purposes only and is not inclusive of all Beyond's private lending projects.

**As of March 2024**

## Beyond Private Credit Projects

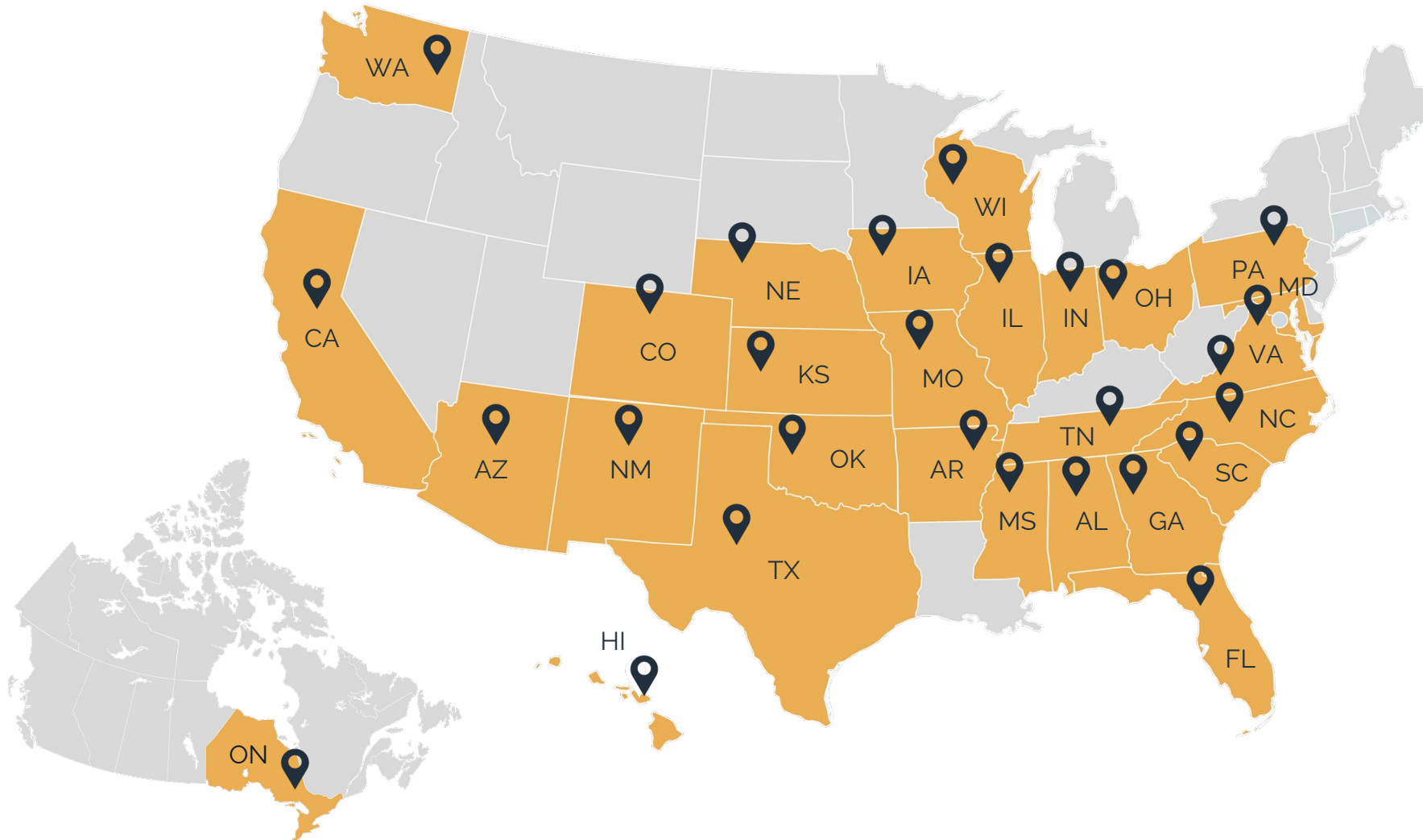


**Waterloo Student Housing**



**M4 Green House**

## BEYOND INVESTS ACROSS 27 STATES IN AMERICA AND 1 PROVINCE IN CANADA.



# OPEN OFFERINGS

# The Julian Orlando Preferred Equity

Preferred Equity

<b>Investment Type</b>	Preferred Equity
<b>Offering Size</b>	~ \$11M
<b>Term</b>	3 Year + 6 Months
<b>Current Payment</b>	6% Annualized (Quarterly Distribution)
<b>Preferred Return</b>	16% Annualized
<b>Use of Fund</b>	Pay off a portion of the senior debt and provide a sufficient reserve to support the extension of the senior loan
<b>Cap. Priority</b>	Priority to All Common Equity
<b>Exit Strategy</b>	Sale or Recapitalization
<b>Investment Strategy</b>	Light Value Add
<b>Managing Right</b>	Beyond has supervisory rights as the Co-GP

**OPEN OFFERING**



<b>Address</b>	480 N Terry Ave, Orlando, FL
<b>Property Type</b>	Apartment
<b>Unit Count</b>	409 + 1 Retail
<b>Year Built</b>	2020
<b>Buildings</b>	1
<b>Floors</b>	14
<b>Purchase Price (Date)</b>	\$142,000,000 (Oct 2021)

## Investment Highlights



### **Prime Asset in Thriving Locale**

The property is a distinguished 409-unit, Class A 14-story rental community located in the heart of the rapidly developing \$2 Billion Creative Village in Downtown Orlando, FL.



### **Stable Cash Flow with Upside Potential**

This operational property generates stable cash flow, with a light value-add strategy to lease up and increase rents, enhancing revenue streams and asset value.



### **Strategic Location in a Robust Market**

Situated in the core of Orlando's strong-performing and growing market, the Creative Village hosts significant employers such as University of Central Florida, Valencia College, and EA (Electronic Arts) Sports Headquarters.



### **Senior to Common Equity**

The investment holds priority over common equity exceeding \$30 million\*, providing enhanced security and favorable risk-adjusted returns.



### **Co-General Partner Rights**

Beyond is the Co-GP in this deal, having sole and exclusive management rights alongside the General Partner, ensuring strong governance and control over the investment.

\*Another fund advised by Beyond Global Management has a material common equity position.

## Short Term Yield

Debt Fund

**OPEN OFFERING**

<b>Fund Name</b>	Beyond Liquidity Fund
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Portfolio Of Single-family Residential Mortgage Loans In The Midwest And Eastern Regions Of The United States
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans Not To Exceed 70% LTV
<b>Cumulative Fund Raised</b>	\$149MM (As Of 12/31/2023)
<b>Launch Date</b>	May 2021
<b>Hold Period</b>	3 – 12 Months
<b>Investment Income</b>	5.5 – 9% Annualized, Quarterly Interest Payments
<b>Tax Benefit</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor



3-Month Period	5.50%*
6-Month Period	7.00%*
12-Month Period	9.00%*

Payment Cycle: Quarterly

\*The current rate adjusts to market conditions and is valid until 8/31/2023

## Investment Highlights

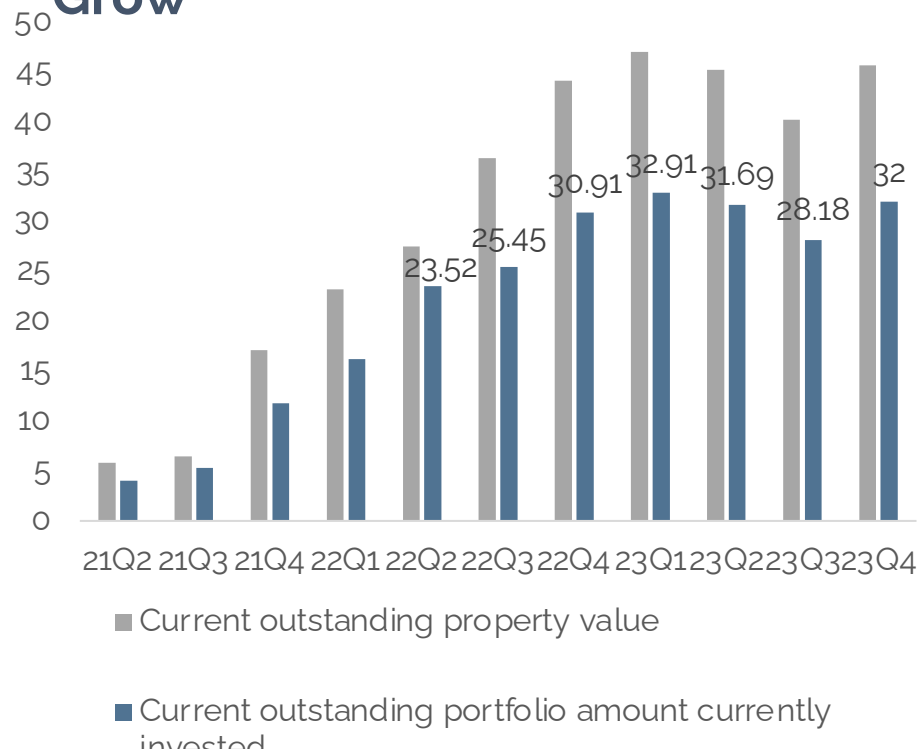
<b>First Lien</b>	LQD has the senior position on the collateral property, in the event of default or non-performance, Manager retains the right to take possession of the asset to return principal.
<b>Housing Choice Voucher Program</b>	Most target assets are Section 8 eligible with up to 100% of the rent sponsored by federal housing program – this program allows for rent subsidies directly paid by the United States Government via the US Department of Housing & Urban Development (HUD).
<b>Loan-to-value Limits</b>	Principal investment is buffered by borrower's 30% equity in collateralized asset – shielding principal investment from uncertainty or cyclical exposure
<b>Insurance</b>	Collateralized asset is mandated to retain an active insurance policy, insured to 110% of the mortgage note
<b>Debt Service Coverage Ratio</b>	Debt service coverage ratio is controlled at 1.5x to ensure debt obligations despite macroeconomic uncertainty.
<b>Additional Risk Control</b>	One-month rent deposit

**Loan-to-Value  
≤ 70%**

**Common  
Equity  
30% or more**

## Fund Review - As of Q4 2023

### Fund Asset Values Continue to Grow



**\$3.63M**

Total Interest Paid

**\$11.58M**

Raised in Q4 2023

**\$149M**

Total Raised

### Number of Assets in the Portfolio



Number Of Real Estate Assets Outstanding As of Q4: 234

To Date, The Fund Has Completed **\$123 Million** Principal Repayment + Interest Payment

**\$120M**

Total Principal Repayment

**\$32M**

Outstanding Balance

**234**

Number of Assets Invested

## Senior Living Series

Debt Fund

<b>Fund Name</b>	Beyond Loan 5
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	3 Senior Living Facilities In California
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans
<b>Fund Size</b>	\$65MM
<b>Launch Date</b>	April 2024
<b>Hold Period</b>	1 Year + 6 Months
<b>Interest Rate</b>	12% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**OPEN OFFERING**



# CLOSED OFFERINGS

# LA Affordable Apartment Development

Debt Fund

<b>Fund Name</b>	Beyond Loan 4
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Entitled Land Located In Downtown Los Angeles
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans
<b>Fund Size</b>	\$16.5MM
<b>Launch Date</b>	March 2024
<b>Hold Period</b>	SENIOR DEBT: 1Y + 6M PREFERRED FINANCING: 1Y + 1Y
<b>Investment Income</b>	SENIOR DEBT: 12% Annualized, Quarterly Interest Payments PREFERRED FINANCING: 16% Annualized, Accrued Interest
<b>Tax Benefit</b>	Fund designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor

CLOSED



## Investment Highlights

Affordable Housing In A Prime Location

Project With Governmental Support, Fully  
Entitled

Clear Exit Strategy With Low-cost Financing



## Core Area Of Los Angeles, Adjacent To Central Business District



Aerial View Of Downtown Los Angeles

# Enclave Residential Entitled Land

CLOSED

Debt Fund

<b>Fund Name</b>	Beyond Westminster 1
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	13.132 AC Of Entitled Land For Single Family
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loan With Less Than 60% LTV
<b>Fund Size</b>	\$2.5MM
<b>Launch Date</b>	March 2024
<b>Hold Period</b>	1 Year + 6 Months
<b>Interest Rate</b>	12% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor



# University Asset Loan

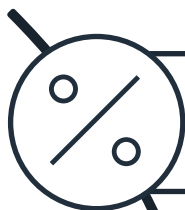
Fixed Income Fund

<b>Fund Name</b>	Beyond Westminster 1
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Residential Land And Homes Located Adjacent To The Main Campus Of The University Of Hawaii.
<b>Fund Size</b>	\$6.5MM + \$2MM Syndication
<b>Launch Date</b>	December 2023
<b>Hold Period</b>	1 Year + 6 Months
<b>Interest Rate</b>	12% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## Investment Highlights



### **Low Loan-to-value ratio First-lien Mortgages**

Our first-lien mortgages boast a conservative senior secured LTV ratio lesser of approximately 30%, ensuring a substantial safety margin for the loan



### **Subordinate Capital**

With over \$20 million in developer-owned equity and other financing, this capital is subordinate to the Beyond loan, reinforcing our commitment to the project's success



### **Below-Market Purchase**

Acquiring the property at a below-market price not only enhances profit margins and revenue potential but also aligns incentives for the developer and bolsters exit security for the bridge loan.



### **High-Demand Location**

Situated near a university, this small home development addresses a significant gap in supply and demand. Residents benefit from more affordable housing options, creating a unique investment opportunity



### **Experienced local developer, with a personal guarantee from the CEO**

Boasting nearly 25 years of experience and a track record exceeding \$350 million in development assets, including 900 residential units and 1.5 million square feet of commercial real estate, our developer provides a full recourse unlimited personal guarantee on the loan.

## Medical Asset Loans

Debt Fund

<b>Fund Name</b>	Beyond Loan 2
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Single Tenant NNN Leasing Medical Assets
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans
<b>Fund Size</b>	Up to \$20MM
<b>Launch Date</b>	May 2023
<b>Hold Period</b>	1 Year + 6 Months
<b>Interest Rate</b>	10% - 12% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## Investment Highlights



### **First Lien With Low Loan-to-value Ratio**

The investment target is a first-lien loan with a loan-to-value (LTV) ratio of less than 60%. This implies that the loan amount is relatively low compared to the total value of the asset, providing a cushion in the event of a default.



### **Build-to-suit Model Secures The Minimum Rent Amount**

Prior to project acquisition, a 20+5+5-year "NNN" long-term lease is signed, locking in the first-year rent with annual increments. With the sale price range of the asset relatively secured, based on the determined net operating income (NOI), it enhances the exit sale price.



### **Short Development Cycle And Financial Flexibility Of Underlying Assets**

The renovation and development cycle of medical assets is relatively short, typically enabling investors to achieve returns within an efficient timeframe. The renovation projects typically have a duration of less than one year, while the construction projects are typically completed within two years. Short-term investments provide the advantage of liquidity in terms of cash flow.



### **Long-term Partnership And Multiple Successful Cases With Our Counterparts**

United Growth (UG) is a long-term partner of Beyond. They have successfully collaborated on two funds and over ten asset projects, all of which have yielded positive investment returns. While past performance is not a guarantee of future returns, we believe our future collaborations with UG will be successful.

# Nashville Hickory Woods Land

Debt Fund

<b>Fund Name</b>	Beyond Loan 3 Fund
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	15 AC Of Land To Be Develop As Assisted Living & Townhomes Development In Nashville, TN
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans With 51.8% Ltv
<b>Fund Size</b>	\$7MM
<b>Launch Date</b>	June 2023
<b>Hold Period</b>	1 Year + 6 Months
<b>Interest Rate</b>	12% Annualized, Balloon Interest Payment At Maturity
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## Investment Overview

### Investment Highlights

**\$7,000,000**

Senior Loan

**51.8%**

LTV

**\$13,500,000**

Appraisal Value of Collateral

**Golden**

Location Around with Amenities



### First and Only Lien Position

Senior loan collateralized by 15 AC of developing land in Nashville, TN, with 51.8% LTV



### Clear Exit Strategy

Exit after gaining construction loan. Construction approval is currently well underway, and a LOI to finance the construction loan has been secured with JLL



### Cross-collateralization

A full recourse personal guarantee by the Guarantor, with asset value over \$49M



### Strong Partner and Tracking Record

The borrower has completed 32 project developments over nearly 20 years. JLL has a long-established relationship with the borrower, most recently helping to raise \$61 million for the borrower's Dallas senior housing project in September 2022.

## Underlying Asset with Prime Geographic Location

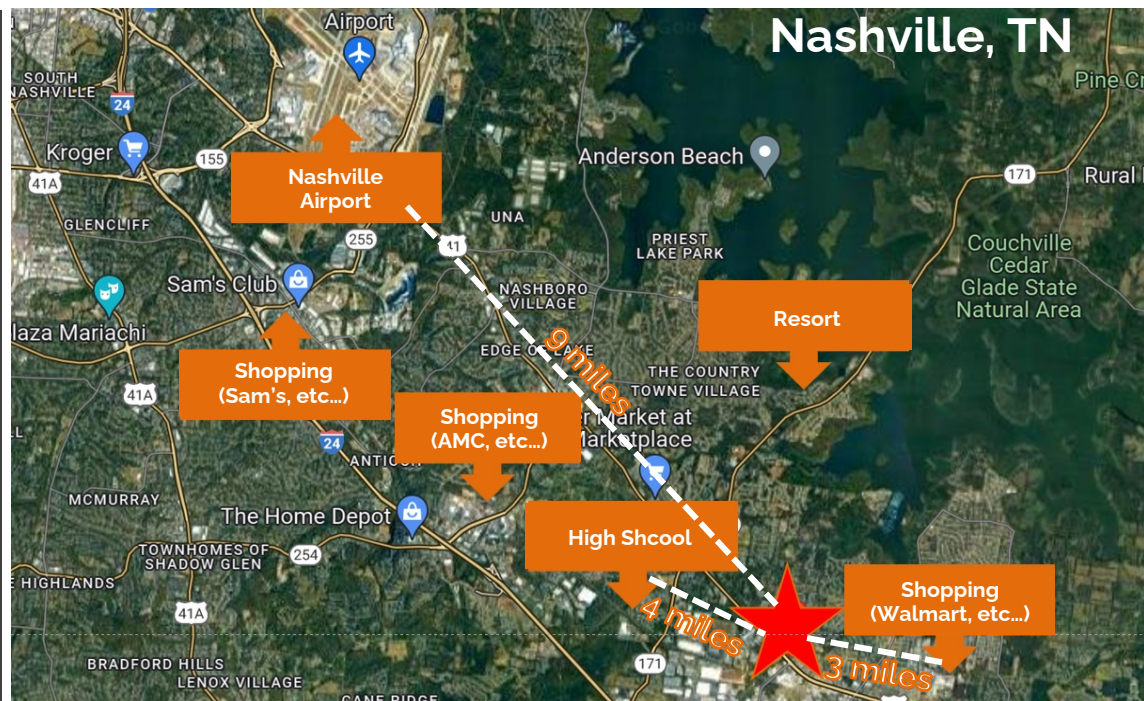
### HICKORY WOODS

CITY OF NASHVILLE, TENNESSEE

© 2020 JAMF, JEFFREY DEALPHE & ASSOCIATES ARCHITECTS PLANNERS INC.

### Asset Overview

Parcel 1	7.06 AC
Parcel 2	8.11 AC
Acquisition Time	2017
Total Paid (1)	\$11.50M
Market Value	\$13.50M
Entitlement & Zoning	Approved
Site Plan	Approved
Building Plan	Ready to Submit



### Prime Geographic Location

The underlying asset is located in a core area rich in amenities

### Comprehensive Surrounding

Complete with shopping, dining, entertainment, and educational facilities

### High-Quality Medical Care

Adjacent to one of America's top medical care centers - Life Care Center

### Broad Potential Client Base

The growing demand for medical care attracts more senior living residents.

### Development Plan

**Phase 1:** 70 Unit Assisted Living facility and 49 Independent Living Townhomes are planned

**Phase 2:** 50 additional Townhomes

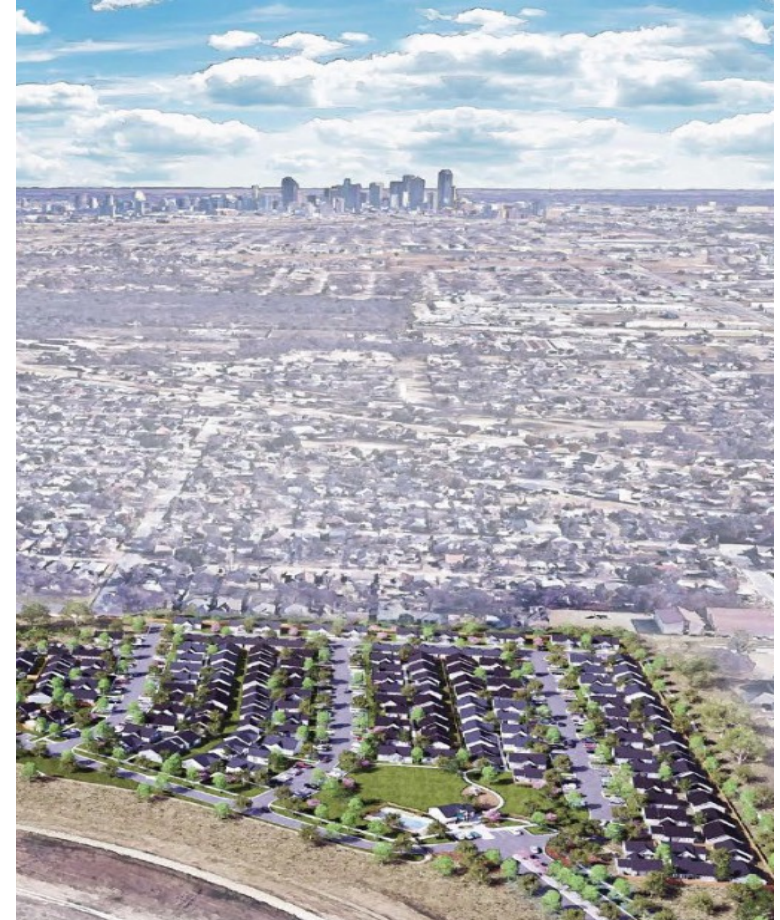
Note (1) Land Acquired by JAMP in 2017 for \$6M. \$5.5M has been spent on project to date

## West Dallas 45 AC Land

Debt Fund

<b>Fund Name</b>	Beyond Loan 1
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	45 AC Of Land In Dallas Metropolitan Area, TX
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loan With 48% LTV
<b>Fund Size</b>	\$6.5MM
<b>Launch Date</b>	March-april 2023
<b>Hold Period</b>	1 Year + 6 Months Extension
<b>Interest Rate</b>	9% - 10% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## Investment Highlights



### **First and Only Lien Position**

- Senior loan collateralized by 45 AC of land in Dallas, TX, with 48% Loan-to-value



### **Clear Exit Strategy**

- D.R Horton, a top home builder, has entered into a purchase and sale agreement.
- Beyond will only provide funding once D.R. Horton deposits earnest money with title.



### **Cross-collateralization**

- In event of default, Beyond will be able to replace the borrower in sale, including take the earnest money.
- A full recourse personal guarantee by the Guarantor

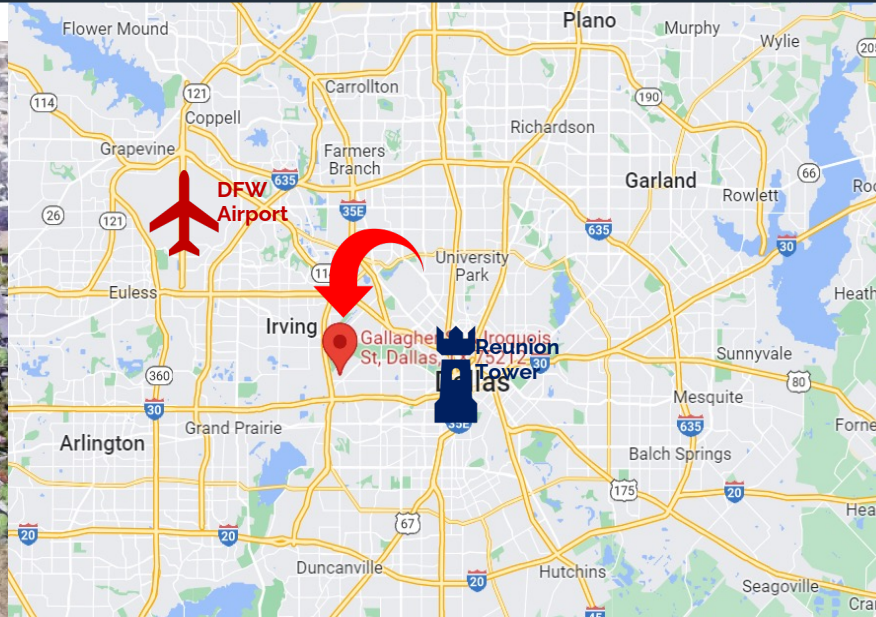


### **Experienced Trading**

- The borrower and guarantor have rich industry cooperation experience, with historical transactions including partnerships with top builders such as D.R. Horton, KB Homes, and Lennar. Previously, the borrower has completed many similar transactions successfully with land purchaser D.R. Horton.

## Underlying Asset Information

Investment Target	
Property Location	Iroquois Street and Gallagher Street, Dallas, TX
	16.2 miles from DFW
	8 miles from downtown
Property Size	45 Acre
D.R. Horton PSA	\$13,416,480



# Beyond Experiential Industry

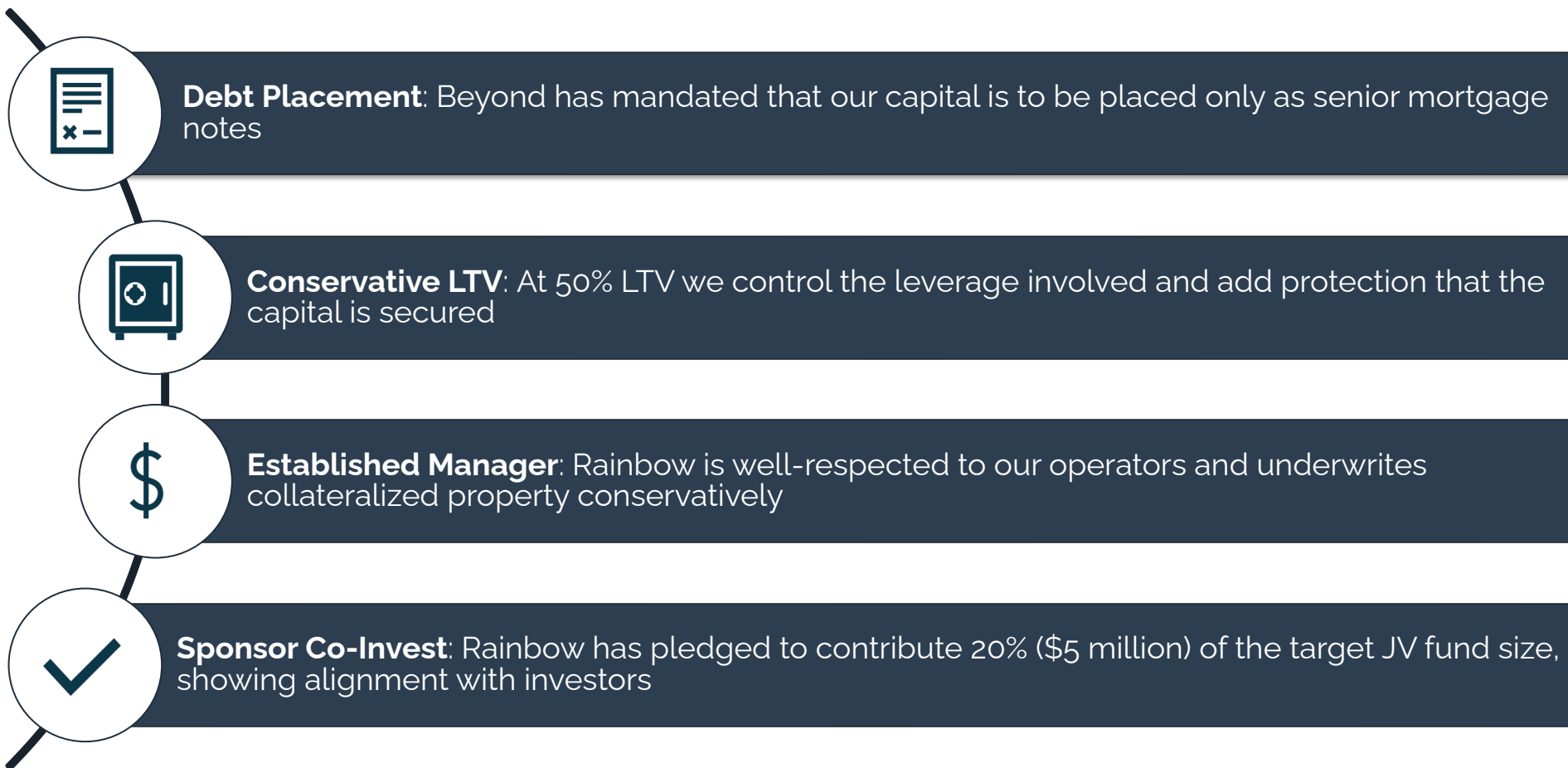
Structured Fund

<b>Fund Name</b>	Beyond Experiential Debt Fund (Debenture) Beyond Experiential Industry (Equity)
<b>Offering Type</b>	Debenture + Equity
<b>Underlying Assets</b>	Cannabis Real Estate Properties In High-growth Areas
<b>Investment Strategy</b>	Investing In First-lien Collateralized Loans Not To Exceed 50% LTV
<b>Fund Size</b>	\$25MM
<b>Launch Date</b>	July 2022
<b>Hold Period</b>	3 Year + 1 Year
<b>Sponsor</b>	Rainbow Realty
<b>Target Return</b>	<b>Debenture:</b> 9.0% (Year 1)、 10.0% (Year 2)、 11% (Year 3); Quarterly Interest Payments
<b>Tax Benefits</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

CLOSED



## Risk Control



## Project 1 : Sacramento, CA

- The fund's first project's underlying assets are located in the Sacramento, California metropolitan area, and the project has been successfully closed
- The underlying assets consist of 9 centrally located industrial and commercial and office properties
- LTV50%



## Project 2: Santa Ana, CA

- The Fund's second project's underlying assets are located in the Santa Ana, California metropolitan area, and the project was closed in February 2023
- The underlying assets consist of 3 centrally located industrial and office properties and 1 piece of land to be developed
- LTV41%



Source: Rainbow 2023Q2 Quarter Report

## Canada – Waterloo Student Housing

Debt Fund

<b>Fund Name</b>	Beyond Westminster 1 Fund
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Multifamily Project Located At 280 Albert Street, Waterloo, ON
<b>Investment Strategy</b>	Investing In A Partnership For Acquiring And Developing A Multifamily Project Located At Northdale Neighborhood Of City Of Waterloo, ON With ~70% LTV
<b>Fund Size</b>	\$10,710,000
<b>Launch Date</b>	September 2022
<b>Hold Period</b>	1 Year + 6 Months Extension
<b>Interest Rate</b>	9% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## Building Demolition Pictures



## Canada – M4 Green House Lease

**CLOSED**

Debt Fund

<b>Fund Name</b>	Beyond Westminster 1
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	A state-of-the-art agricultural facility, which currently demonstrates positive cash-flow and a path to much improved revenues
<b>Investment Strategy</b>	Investing in first-lien collateralized loan with 46% LTV and full equity pledge
<b>Fund Size</b>	About \$15MM
<b>Launch Date</b>	October 2022
<b>Hold Period</b>	1 year + 3 months
<b>Interest Rate</b>	10% - 12% annualized, quarterly interest payments
<b>Tax Exemption</b>	Fund designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor



## Investment Highlights



### **First Lien Position**

Senior loan collateralized by state-of-the-art agricultural facility



### **Conservative LTV**

Sponsor providing senior loan collateralized at 46% of appraised asset valuation



### **Full Equity Pledge**

Borrower has fully pledged 100% of all Class A common shares of Project Company until full principal & interest repayment



### **Supervision**

Beyond has secured controlling voting rights in M4 Group's Board

## Rental facilities actual pictures



## DTLA Living Series – A. Olive 9th Street

Debt Fund

**Fund Name**

Beyond Liquidity - OLV

**Offering Type**

Debenture

**Underlying Assets**

Affordable Housing Project In Pre-development: Olive & 9th Streets  
Project In Downtown Los Angeles

**Investment Strategy**

Investing In First-lien Collateralized Loan With 75% LTC

**Launch Date**

August 2021

**Hold Period**

2-year Hold Period + 6 Month Exit Period

**Sponsor**

Relevant Group

**Interest Rate**

9% Annualized, Quarterly Interest Payments

**Tax Exemption**

Fund Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor

**CLOSED**



## DTLA Living Series – B. Olive 12th Street

Debt Fund

<b>Fund Name</b>	Beyond Liquidity – OLV
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Affordable housing project in pre-development: Olive-12th Street Affordable Housing Project in Downtown Los Angeles
<b>Investment Strategy</b>	Investing in pre-development affordable housing project, exit after obtaining planning approval for project and project appreciation
<b>Launch Date</b>	August 2021
<b>Hold Period</b>	Debenture: 2 year + 6 months
<b>Sponsor</b>	Relevant Group
<b>Interest Rate</b>	Debenture: 10% annualized, quarterly interest payments
<b>Tax Exemption</b>	Debenture portion designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor

**CLOSED**

**EQUITY EXITED**



## Investment Highlights

### **I. Strong market in a prime location, characterized by high demand and supported**

- ❖ The U.S. residential market is experiencing a shortage of supply, with vacancy rates nearing a 30-year low. In particular, the supply of apartments in the Los Angeles area has significantly dwindled, resulting in a situation of high demand and low supply. As economic activities resume post-pandemic, the supply-demand relationship is expected to become even more strained.
- ❖ Under the DTLA2040 plan (Downtown Los Angeles 2040 Urban Renewal Plan) and the dual drive of the 2028 Olympics, the Los Angeles city government is actively encouraging housing construction within the city center. 66% of the planned areas will allow for residential development, doubling the area of land designated for construction. Affordable housing projects are particularly supported, aiming to attract 125,000 new residents and create 55,000 job opportunities.
- ❖ Located in a prime location in Downtown Los Angeles, adjacent to the CBD and the NBA Lakers' home court; the area is well-served by subway and

### **II. Adequately collateralized with priority in repayment**

- ❖ In the event of default on the land mortgage, creditors are still guaranteed compensation; the cost leverage ratio of the debt portion in the project is controlled at 70%, ensuring that the total debt funds do not exceed 70% of the fair value of the corresponding collateral (i.e., the land involved in this case), thus strengthening the protection of creditors' interests.

### **III. Affordable housing project with city support**

- ❖ 11% of the units are designated as affordable rental housing, encouraged by local government initiatives, resulting in expedited approvals and enhanced investment returns for the overall project.

### **IV. Advanced modular construction methods significantly reduce costs**

- ❖ In a controlled construction environment, prefabricated modules are assembled according to pre-designed specifications, ensuring higher levels of precision and quality in construction. Through ongoing standardization and innovative technology, superior speed and stability compared to traditional construction methods are achieved, while maintaining exceptional quality. This approach also fosters the creation of eco-friendly communities.

# UG Medical Retail

Equity Fund

**Fund Name**

Beyond Medical Retail Fund

**Offering Type**

Equity

**Underlying Assets**

Multiple State-of-the-art Urgent Care Facilities And Essential Retail Properties In Rapidly Expanding Regions Of Primary And Secondary Markets Across The United States

**Investment Strategy**

- Acquire Necessary Retail Properties Valued Below Market Price. Improve The Occupancy Rate, Then Exit.
- Utilize The Build-to-rent Model To Develop Modern Medical Properties For Regional Medical Management Groups Like ACM (Advanced Care Medical) And NGX (Neuragenex)

**Fund Size**

\$40-45MM

**Launch Date**

December 2021

**Hold Period**

3 Year + 1 Year + 1 Year

**Sponsor**

United Growth (UG)

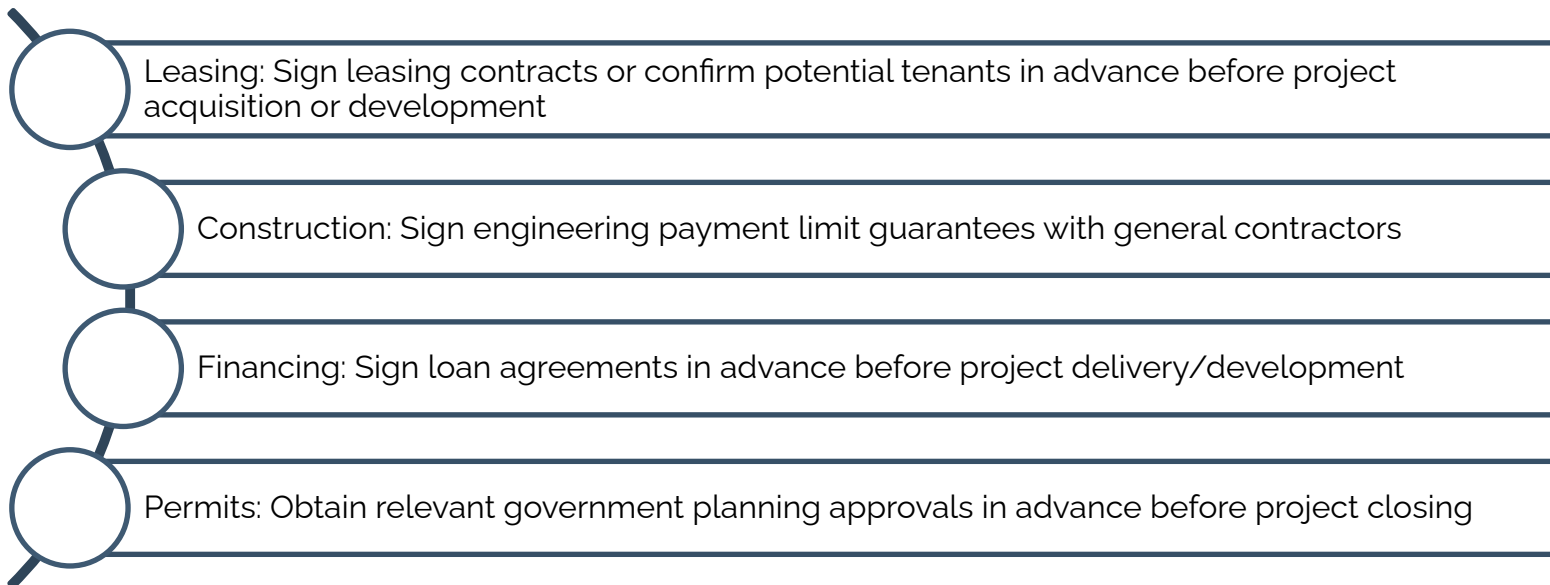
**Target Return**

Cash Distribution: 3.5% Annualized, Quarterly Interest Payments

**CLOSED**



## Four Pillars of Risk Management



## Portfolio Allocation

Acquisitions Status	17 assets have already been acquired
Project Status	4 projects realized; 13 projects in progress
Geography	Highly diversified, with a focus on high-growth and high-barrier markets
Top Tenants	ACM, NGX, Kohl's, Ulta Beauty, Gold Gym, Wal-Mart, Old World Salon, Mexican Restaurant Chain, Dollar Tree, Old Navy



## Portofino Club - Florida Multifamily

Equity Fund

<b>Fund Name</b>	Transcend MF1 Fund
<b>Offering Type</b>	Equity
<b>Underlying Assets</b>	In-demand Apartment Complexes In Jacksonville, Florida
<b>Investment Strategy</b>	Acquire Under-valued Assets, Renovate, Improve Overall Rental Income, Increase Property Valuation Through Improved Cash Flow And Property Management
<b>Fund Size</b>	\$6.55MM
<b>Launch Date</b>	December 2020
<b>Hold Period</b>	3 Year + 1 Year +1 Year
<b>Sponsor</b>	Odessa Realty Investment
<b>Target Return</b>	Cash Distribution: 4% - 5% Annualized, Quarterly Interest Payments

**CLOSED**



## Investment Highlights

### The Optimal Timing For Transactions

1. The acquisition price is approximately 10.65% lower compared to the average price of recent comparable transactions, and subsequent improvement expenses are also lower. 2. There is significant potential for rental growth.

### The Acquisition Team Is Well-versed In The Local Market

The core team specializes in the Jacksonville market, with two successful acquisitions in the surrounding area in the past two years. This project is a privately negotiated transaction obtained through long-term tracking, eliminating the need for public bidding and providing a cost advantage in the acquisition.

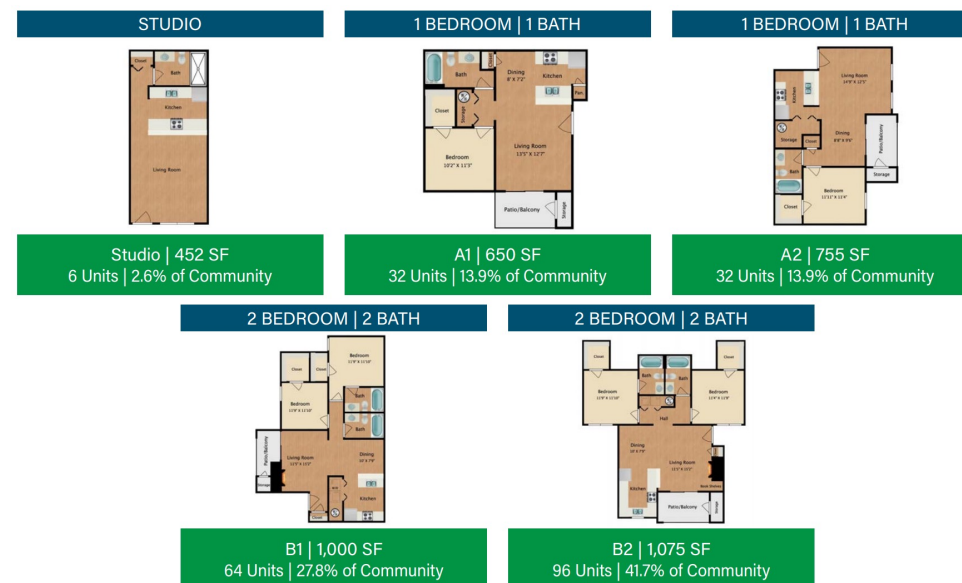
### Prime Location

Located in a middle to high-income residential area, within 0.4 miles of a major supermarket Publix, gas station, Starbucks, post office, large pharmacy chain, McDonald's, banks, fitness centers, and a large park. It's conveniently situated just steps away from the I-295 highway and the local main thoroughfare Atlantic Avenue, providing quick access to nearby major employment centers.

### Adjacent To Various Lifestyle And Recreational Facilities

Close proximity to beaches, naval ports, JAX International Airport, and large shopping centers such as St. John's Town Center.

Unit Type	Count	Unit Size (SqFt)	Actual Rent	Per Sq. Ft.
Studio	5	452	\$1100	\$2.43
Studio LG	1	599	\$1,100	\$1.84
One Bedroom A1	32	650	\$1,223	\$1.88
One Bedroom A2	32	755	\$1,315	\$1.74
Two Bedroom/Two Bath B1	64	1,000	\$1,521	\$1.52
Two Bedroom/Two Bath B2	96	1,075	\$1,553	\$1.44



## UG Necessity Retail

Structured Fund

<b>Fund Name</b>	Necessity Retail Fund (Equity)
<b>Offering Type</b>	Equity
<b>Underlying Assets</b>	Two Community-based Retail Assets In Arizona And Colorado, USA
<b>Investment Strategy</b>	Acquisition Of Two Community-based Retail Assets At Low Price Due To Suppressed Valuation From Dip, Increase Occupancy Rate And Rental Income, Sell After Increase In Market Valuation
<b>Fund Size</b>	\$4.35MM
<b>Launch Date</b>	July 2021
<b>Hold Period</b>	3 Year + 1 Year +1 Year
<b>Sponsor</b>	United Growth Asset Management
<b>Target Return</b>	TBA

**CLOSED**

**DEBENTURE  
EXITED**



## Investment Overview

- Portfolio asset total size: **\$31.40 million USD**
- Investment across borders total amount: **\$9.60 million USD**
- Direct investment assets: **2**
- Acquisition capitalization rate: **7.82%** Target occupancy rate: **95%**
- Completed debt exit of **\$5.25 million USD** by the end of October; equity operations are proceeding as usual.



## SFR - Vinebrook Homes Trust REIT

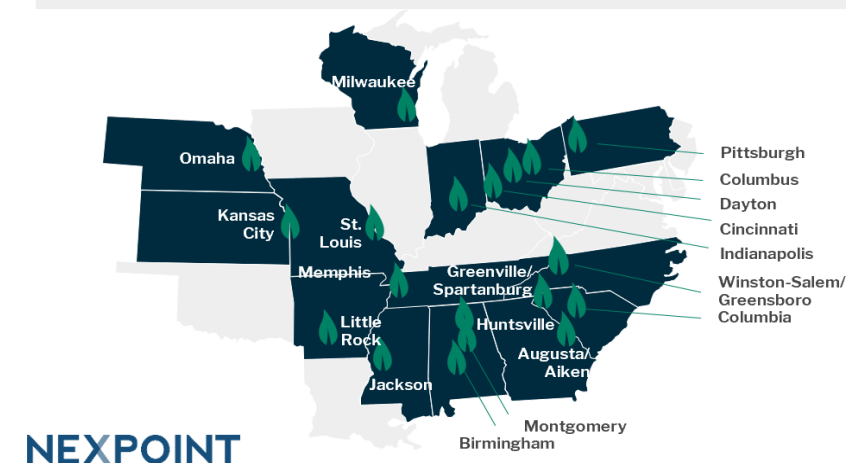
Equity Fund

<b>Fund Name</b>	Transcend SFR1
<b>Offering Type</b>	Shares of REIT - Vinebrook Homes Trust Inc.
<b>Underlying Assets</b>	Single Family Rental Properties
<b>Investment Strategy</b>	Pre-IPO equity investment in single family residential asset portfolio
<b>Fund Size</b>	\$25MM
<b>Launch Date</b>	March 2021
<b>Hold Period</b>	3 year + 1 year +1 year
<b>Sponsor</b>	Nexpoint / Vinebrook
<b>Target Return</b>	Based on NAV per share

**CLOSED**



CURRENT MARKETS



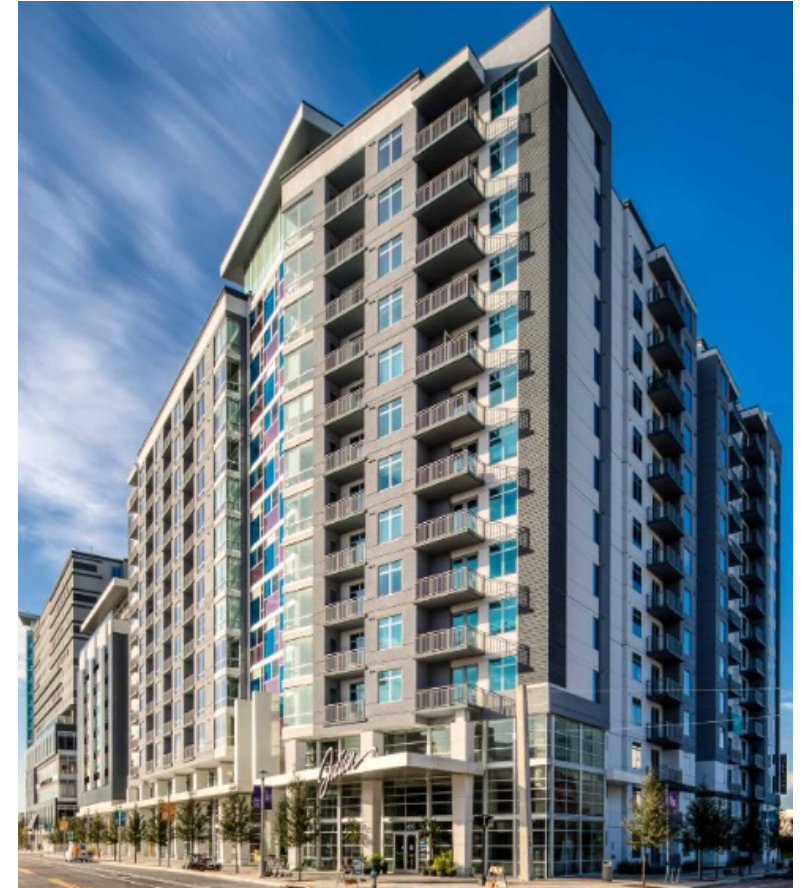
## Julian Apartment in Orlando, FL

Structured Fund

<b>Fund Name</b>	Beyond Julian
<b>Offering Type</b>	Equity
<b>Underlying Assets</b>	409-unit Multifamily, Class A++
<b>Investment Strategy</b>	Value-add Multifamily Investment In Orlando (Central Business District), Florida
<b>Fund Size</b>	\$3.5MM – Equity
<b>Launch Date</b>	December 2021
<b>Hold Period</b>	3 Year + 1 Year +1 Year
<b>Sponsor</b>	Frankforter Group

**CLOSED**

**DEBENTURE  
EXITED**





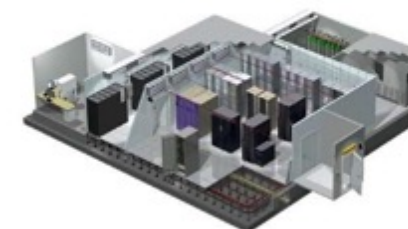
**EXITED**

# Landmark Digital Infrastructure

**EXITED**

Equity Fund

<b>Fund Name</b>	Trident DC1
<b>Offering Type</b>	Equity
<b>Underlying Assets</b>	Landmark Dividend Growth Fund - M
<b>Investment Strategy</b>	Investing In Valued-added Data Center, Wireless Communication, Outdoor Advertising, Renewable Energy And Similar Hard Assets
<b>Fund Size</b>	\$9.7MM
<b>Launch Date</b>	March 2021
<b>Hold Period</b>	3 year + 6 months
<b>Sponsor</b>	Landmark Dividend Management LLC
<b>Target Return</b>	Cash Distribution: 6% annualized, quarterly interest payments



Data Center



Renewable Energy



Base Stations



Outdoor Advertising

## DTLA Living Series – B. Olive 12th Street

**EXITED**

Structured Fund

<b>Fund Name</b>	Beyond Liquidity – OLV
<b>Offering Type</b>	Equity
<b>Underlying Assets</b>	Affordable Housing Project In Pre-development: Olive-12th Street Affordable Housing Project In Downtown Los Angeles
<b>Investment Strategy</b>	Investing In Pre-development Affordable Housing Project, Exit After Obtaining Planning Approval For Project And Project Appreciation
<b>Launch Date</b>	December 2021
<b>Hold Period</b>	2 year + 1 year
<b>Sponsor</b>	Relevant Group
<b>Realized Return</b>	70% return in 2 years
<b>Tax Exemption</b>	Debenture portion designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor



# Travelodge EV Hotel

Debt Fund

<b>Fund Name</b>	Beyond Westminster 1 Fund
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	A to-be-renovated hotel property in Phoenix, AZ
<b>Investment Strategy</b>	Investing in first-lien collateralized loan with 46% LTV
<b>Fund Size</b>	\$4MM
<b>Launch Date</b>	September 2022
<b>Hold Period</b>	1 year + 6 months
<b>Interest Rate</b>	10% annualized, quarterly interest payments
<b>Tax Exemption</b>	Fund designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor

**EXITED**

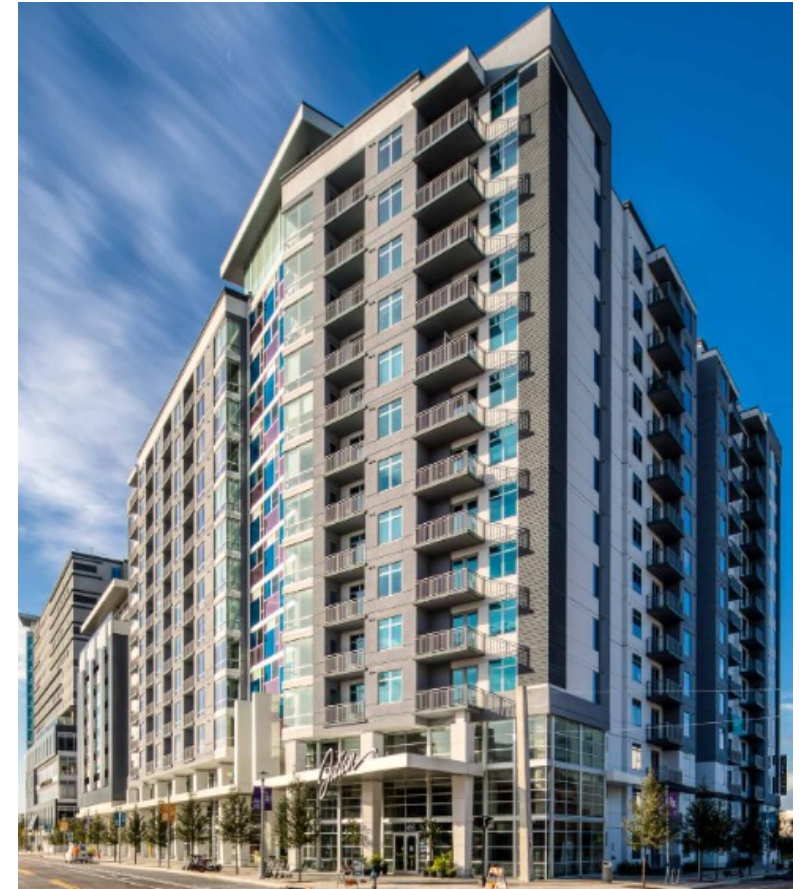


## Julian Apartment in Orlando, FL

**EXITED**

Debt Fund

<b>Fund Name</b>	Beyond Liquidity - Julian
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	409-unit Multifamily, Class A++
<b>Investment Strategy</b>	Value-add multifamily investment in Orlando (Central Business District), Florida
<b>Fund Size</b>	\$3.8MM
<b>Launch Date</b>	December 2021
<b>Hold Period</b>	3 year +6 Months
<b>Sponsor</b>	Frankforter Group
<b>Tax Exemption</b>	Debenture portion designed to qualify for Portfolio Interest Exemption for international investors, please consult with your tax advisor



## UG Necessity Retail

**EXITED**

Debt Fund

<b>Fund Name</b>	Beyond Liquidity – UG1
<b>Offering Type</b>	Debenture
<b>Underlying Assets</b>	Two Community-based Retail Assets In Arizona And Colorado, USA
<b>Investment Strategy</b>	Acquisition Of Two Community-based Retail Assets At Low Price Due To Suppressed Valuation From Dip, Increase Occupancy Rate And Rental Income, Sell After Increase In Market Valuation
<b>Fund Size</b>	\$5.25MM
<b>Launch Date</b>	July 2021
<b>Hold Period</b>	2 Year + 1 Year +1 Year
<b>Sponsor</b>	United Growth Asset Management
<b>Target Return</b>	10% Annualized, Quarterly Interest Payments
<b>Tax Exemption</b>	Debenture Portion Designed To Qualify For Portfolio Interest Exemption For International Investors, Please Consult With Your Tax Advisor



**THANKS**



 [www.beyondgm.com](http://www.beyondgm.com)