

# H1.09

## IndustRE Development Fund

### Product data sheet



#### 1. PRODUCT SUMMARY

Name	IndustRE Development Fund L.P.
Product	Real estate investment fund (closed-ended)
Sector	Industrial and commercial real estate
Geography	Gulf Cooperation Countries
Product size	US\$ 324 million
Holding structure	Exempted limited partnership
Jurisdiction	The Cayman Islands
Duration of product	5 years + (additional 2 years at the discretion of the General Partner)
Final Close	December 2008
Target net equity IRR before performance fee	15%

#### 2. KEY PARTIES

Asset Manager	SinoGulf (DIFC) Limited
Fund Manager	EastGate Capital Group (DIFC) Limited
Legal Counsel	King and Spalding LLP
Bankers	Standard Chartered Bank, DIFC
Market research	GRMC Advisory and Colliers International
Placement and allotment auditors	KPMG
Shariah advisory	National Commercial Bank of Saudi Arabia Shariah Board
Auditors	Ernst & Young

#### 3. PRODUCT PIPELINE

	SinoGulf Commercial Tower	Capital Centre Residential	Motor City
Project value	US\$ 174 million	US\$ 152 million	US\$ 137 million
Target debt/equity	57/43	60/40	56/44
Ownership	95%	95%	95%
Gross floor area size	48,672 m <sup>2</sup>	39,352 m <sup>2</sup>	45,397 m <sup>2</sup>
Estimated net equity IRR before performance fee	24%	21%	23%

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