

# Manzil Real Estate Fund S.P

## Information Sheet

Primary Investment Fund offering:

<b>OVERVIEW</b>	
Private Placement	Manzil Real Estate Fund S.P
Investment Manager	CES Investments (DIFC)
Investment Advisor	SKK Investment Consultancy
Asset Manager	Manzil Asset Management
Investment Type	Commercial Real Estate Development
Fund Registration	Cayman
Type Instrument	Equity Offering
Governing Law	CIMA/DFSA
Rating	N/A
Currency	US Dollars (US\$)
Closing Date	Q2, 2026
Term	3 years (3 years + 1-year periods)
Ranking Security	Equity Risk
Investor Type	Accredited investors or institutional funds with long-term stable income growth requirements.
<b>FINANCIALS</b>	
Offering Amount	USD 50m
Targeted (ROE)	Projected 20% annualised
Dividend Payout	Based on project completion and reinvestment timelines
Fund Management Fee	2% plus 20% Performance fees (Hurdle 10%)
<b>INVESTMENT PARAMETERS</b>	
	<ul style="list-style-type: none"> <li>Commercial Real Estate ONLY</li> <li>UAE ONLY</li> <li>Maximum project size, USD 500m (Approximately)</li> <li>Project Duration: 36 months</li> </ul>
Property Type	Commercial and Mixed Use Real Estate

<b>FUND INFORMATION</b>	
Initial Closing	Manager to start capital investments after receipt of 25% on initially agreed investment
Investment Mandate	100% of capital investment
Reporting	Manager will provide an annual audit for investors' review with quarterly updates.
Diversification Guidelines	No more than 60% capital into a single asset without investment committee approval.
Periodic Asset Sale Procedures	In the event that Manager can improve Fund performance, he reserves the right to sell assets and reinvest accordingly
Disinvestment Process	Manager, during Term, will divest any assets that are not performing to Primary investments and re-invest in homogenous asset categories named above.
Dissolution Procedures	The sale/re-finance of assets will commence no less than 6 months prior to the dissolution date of the Fund.
<b>SPONSOR/FUND SUPPORT</b>	
Legal Counsel	Cayman Island Legal Advisor
Administrator	Grammont Mauritius Limited
Auditor	Moore, Cayman
Bankers	SBM Bank Mauritius Limited

## Manzil Real Estate Fund S.P

Manzil Real Estate Fund SP

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