

The BGL Corsica Fund
(A Private Real Estate Investment Fund)

November 2008

Outline

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The BGL Corsica Fund

- ➔ The BGL Corsica Fund is a real estate investment fund promoted by BGL Asset Management Limited.
- ➔ The Fund is a private investment product of BGL Asset Management Limited.
- ➔ It seeks to invest in various real estate development projects across Nigeria with an initial focus on the Lagos real estate market.
- ➔ The Fund aims to raise N10billion from 100,000 units with a market value of N100,000 each. Minimum subscription shall be 5 units.
- ➔ Subscription to the Fund opens on November 12, 2008 and closes on December 3, 2008.

Features of The Fund

- ➔ The Fund aims to attract high networth investors to invest in a private real estate investment fund that will be applied towards the acquisition and development of various high profile real estate developments across Nigeria.
- ➔ The Fund will have an initial lock-in period of **18 months**.
- ➔ The Fund will pay a **guaranteed return of 20% p.a.** to all investors who retain their investment in the Fund for the lock-in period of 18 months and beyond only.
- ➔ No redemption will be permitted until after the first 6 months of the investment.
- ➔ Any redemption prior to the expiration of the 18 month lock in period will not qualify for the guaranteed return. Such redemptions will be priced at CBN's Monetary Policy Rate, (currently 9.75%) i.e. subscriptions redeemed after the end of the first 6 months of the investment and before the expiration of the 18 month lock-in period.
- ➔ In the event that the Fund Manager at its own discretion terminates any investment in the Fund prior to the expiration of the 18 month lock-in period, the Fund Manager shall be obliged to pay the affected subscribers the guaranteed return (pro-rata) as well as an early termination bonus of 1.5% p.a. if the investment is terminated within the first 12 months or 2.5% p.a. If the investment is terminated after the first 12 months.

Target Investors

- ➔ High networth individuals and institutional investors with a low risk appetite and a medium term investment horizon.
- ➔ Investors with a more volatile risk appetite, but who are willing to put a portion of their investment in low risk investment.

Benefits of The Fund

- ➔ Guaranteed Return
- ➔ Cost effective investment
- ➔ Low risk investment
- ➔ Opportunity to invest in real estate development without the high capital barrier

About The Fund Manager – BGL Asset Management Limited

Position Statement

- BGL Asset Management Limited is a creation of the **unbundling exercise** recently embarked upon by BGL Plc, Nigeria's foremost investment banking firm.
- Incorporated in 2007, BGL Asset Management Limited is **Licensed and registered** with the **Securities & Exchange Commission as Fund/Portfolio Managers**,
- **Our mission** is to focus exclusively on the **investment needs and aspirations** of individuals and institutional clients.
- With a commencement **Capital base of N4 billion**, assets under management in excess of **N85billion**, and increasing loyal client base of individuals and institutions (local and international), BGL Asset Management is poised to becoming the preferred provider of asset management services in Nigeria.
 - A defining component of BGL Asset Management is our Investment Strategies Group - **a core group of seasoned specialists** committed to creating cutting-edge strategies and solutions, delivered through dedicated advisory teams.
 - Through the combination of institutional caliber analytics with customized advisory services, we will deliver solutions that **help our Private Clients achieve their financial goals across key facets of their lives – lifestyle – family – business – philanthropy** - and for our Institutional Clients, optimize risk adjusted returns on their investment.

Our Services

We provide cutting edge **Investment Advisory** and **Portfolio Management Services** that are premised on sound research information; highlights of some of these services include:

➔ **Private Wealth Management and Advisory Services**

Under this Program, we deploy our competences in creating value for our clients' assets under management, through a customized Asset Allocation regime that takes into cognizance the various analyzed investment objectives, collated bio-data of the clients, associated risks and the tenor of the investments, amongst other proprietary processes/factors.

➔ **Specialty Asset Management and Advisory Services**

Under this program, we seek to deploy our competences in creating and/or deepening the inherent value in your illiquid assets, such as developed and undeveloped landed property, farmlands, heritage assets and exotic assets such as yachts, aircrafts etc.

➔ **Funds Management and Advisory Services**

We have strategically positioned ourselves to favourably compete in an identified market space and part of our strategic intent is to roll out a variety of funds during this quarter to provide an alternative source of investment for our clients.

Our Board and Management

➔ Our Board consists of **tried, tested and trustworthy** Nigerians with varied experiences in Investment Banking, Public Service etc.

➔ **The Board**

Mr Albert Okumagba (Chairman)

Mr Chibundu Edozie (Director)

Mr Henry Laraiyetan (Director)

Mr Bili Odum(Managing Director/CEO)

Mr Tamunoye Alazigha (Deputy Managing Director)

➔ **The Management**

Mr. Bili Odum (Managing Director/CEO)

Mr. Tamunoye Alazigha (Deputy Managing Director)

Ms. Anne Omezi (Chief Client Officer)

Mrs. Modupe Mujota (Chief Operating Officer)

Business Offices

The Company has three business offices and agency bureaus in the following locations:

1.	Lagos	Plot 1061, Abagbon Close Victoria Island Lagos Telephone: +234 1 4610893-6 Fax: +234 1 2623258; 4610893 URL: www.bgltd.com	The Lagos Head Office covers Lagos and the entire Western Region
2.	Abuja	Plot 417 Tigris Crescent Off Agunyi Ironsi Street Maitama, Abuja Telephone: +234 9 2348539-41 Fax: + 234 9 2348539	The Abuja Regional Office covers the Northern Region
3.	Port Harcourt	59B King Perekule Street G.R.A. Phase II Port Harcourt, Rivers State Telephone: +234 84 462359, 576552, 240009 Fax: +234 84 462359	The Port Harcourt Regional Office covers the South and South-Eastern Regions