



LEVERAGED & EQUITY

INVESTMENT PARTNERS

Independent Financial Advisory

Every problem has a solution.
All you need is the right approach and
imagination to solve it.



Leveraged & Equity
Investment Partners -
Christopher
Bardouleau –
Winner

Most Influential CEO
2021 – United Kingdom



Leveraged & Equity
Global Capital S.A. –
Winner

Best Capital Stack
Financing Solutions
Provider 2021 – South-
East Europe



Credit Risk Mitigation
– Winner –

Capital Stack Financing
Solutions Provider of the
Year 2021/22 - Global



Leveraged & Equity
Global Capital S.A. –
Winner

Most Innovative Capital
Stack Financing Solutions
Provider 2022 - Europe



Credit Risk Mitigation
– Winner –

Capital Stack Financing
Solutions Provider of the
Year 2022/23 - Global

There are numerous quotes about finance, investment and banking, here are four close to our philosophy.



Rule No.1: Never lose money. Rule No.2: Never forget rule No.1.

**Warren Buffet –
Berkshire Hathaway**



Don't lose money!!! Objectively assess the risks of every opportunity.

**Steve Schwarzman –
Blackstone Group**



The easiest way of making money is to stop losing it.

Robert Heller



Nobody ever lost money taking a profit.

Bernard Baruch



L&EIP will work to make sure these four quotes apply to you and your opportunity.

**Chris Bardouleau –
Leveraged & Equity
Investment Partners**

These are the primary reasons why banks or lenders reject financing applications.



Insufficient, or inconsistent, proven cashflow.

L&EIP work with L&EGC and A rated counterparties to insure cashflow



Insufficient Collateral. Your application can be denied by collateral shortfall or quality.

In addition to your collateral, L&EIP can provide cash, cash equivalent or investment grade collateral.



Industry Concerns. If you're in an industry with a high rate of failure, even having a solid business plan may fail.

L&EIP can surety EBITDA, and de-risk end to end business operations.



Lack of proven repayment history.

L&EIP can surety cashflow and provide direct routes for bank payments.



L&EIP will structure your opportunity to ensure these risks are removed.

Insured EBITDA, additional cash, cash equivalent or "A" rated collateral provision, de-risked business processes.

These are the primary reasons why investors reject opportunities.



Too expensive,
valuation not realistic.

L&EIP de-risk your proposal, allowing higher valuations.



Lack of performance
history.

L&EIP can surety your future EBITDA, with the future assured is the past relevant?



The team lacks actual
business management
experience.

L&EIP can eliminate business process concerns, providing guarantees to cover shortfalls.



Poor projections.

L&EIP can supply A rated counterparties that effectively guarantee minimum returns.



L&EIP will again
structure your
opportunity to ensure
these risks are mitigated
for equity investors.

**Insured EBITDA,
additional cash, cash
equivalent or “A” rated
collateral provision, de-
risked business processes.**



Independent, expert,
financial advisors



Balance Sheet, Equity
& Debt Optimisation



Tailor – Made
Investment Grade Solutions



Risk mitigation and
transfer to minimum A
rated counterparties



Higher investment
through enhanced
value



Lower weighted
average cost of capital

A summary of Leveraged & Equity Investment Partners



Leveraged & Equity Investment Partners

Multi award winning, Leveraged & Equity Global Capital (UK) Limited trades as Leveraged & Equity Investment Partners (L&EIP). L&EIP is a specialist independent advisor, and has two roles.

L&EIP was separated from Leveraged & Equity Global Capital S.A. (L&EGC) in 2022 to provide independent advisory services to companies, projects and emerging market economies, but has effectively been operating since 2005.

L&EIP uses its own Intellectual Property to structure and design innovative balance sheet approaches, our creative risk mitigated financial architecture and managerial skills are integrated into your strategic business visions and plans providing tangible value to our clients. In summary; the provision of flexible balance sheets and capital stacks lowering the weighted average cost of capital (WACC), by utilising our intellectual property, allied to modern digital skills and information analysis. It retains the role of structuring and risk management for L&EGC.



Leveraged & Equity Risk Mitigation

The L&EIP subsidiary, Leveraged & Equity Risk Mitigation Limited (LERM), is an expert in the transfer of project construction, exploitation, manufacture or intangible risk, and subsequent operational risk, to investment grade counterparty credit risk. LERM uses proprietary structuring, credit risk mitigation and intellectual property in conjunction with established systems and institutional risk purchasing markets for the deployment of institutional, risk transferred projects.



Expertise

Award winning design of risk transferred balance sheets, funding and capital stacks enabling borrowers and sponsors to access lower cost capital in the form of equity, quasi equity, senior debt and structured debt from Leveraged & Equity Global Capital or via their own funding sources.

The L&EIP Ethos From Our CEO.



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RISK MITIGATION


- ◆ I was asked recently how I thought the financial sector had changed during my career, not from a product perspective, from a business perspective.
- ◆ I replied that I was fortunate to commence my financial career in the era, albeit in the last days, of a “Gentleman’s word being his bond”; and had also conversely seen the opposite in the excesses of the late 1980s and 90s.
- ◆ In my view, the correct ethos is a consistent factor in the best, most consistently successful, financial companies. Lender and investment businesses that acted, and continue to act, in the same client focused, professional manner even when nobody is listening to or watching them.
- ◆ I try to ensure L&EGC & LEIP operates this ethos, with the client interests at the heart of our structuring, risk mitigation, investment and lending. The client’s best interest is logically our best interest.


Chris Bardouleau – CEO – June 2022


Principal Focus & Client Profile:


L&EIP advisory's principal focus is qualifying Environmental, Social and Corporate Governance (ESG) or Sustainable Development Goal (SDG) projects or compliant companies, the primary interest covers the following sectors.

 **Infrastructure & project.** Our advisory services cover mass transit, bridges, water, hazardous waste removal, telecommunications and waste management.

 **Renewables/Recycling.** We are committed to actively structuring, risk mitigating and advising the renewable sector including solar, biomass, wind, geothermal, hydro energy and new generation recycling.


 **Start- Ups & Technology.** Balance sheet optimization, structuring and risk transfer for Start-Ups and technology deployment including hardware, software, AAS, cloud and services. We are also dedicated to the principles and goals of the World Wide Web Foundation.

 **Real Estate.** All sectors excluding speculative residential. Primarily hospitality/leisure, office/industrial and mixed-use business/residential.

 **Emerging Markets & Economies.** Aiming to assist the UN Developing Countries Post Covid 19 financing goals.

 **Balance Sheet Refinancing, Restructuring & Defined Benefit Deficits.**

Our clients would typically, but not exclusively, cover the following:

-  Mid market and non-investment grade companies.
-  Sponsors, equity investors or engineering contractors of project or infrastructure developments.
-  Emerging market and economy Governments or sovereign advisors.
-  Real estate developers, REITs, RE funds and investors.
-  Technology companies, vendors and larger end-user clients.
-  Start-ups in the commercial space in a range of sectors, excluding retail.

Institutional Standard Capital Stack Architecture.



Any investment or lending decision predicates that the proposal in question will generate revenue over and above costs to the project owners or corporate borrower, their lenders and investors; and the residual revenue is sufficient to repay debt and generate acceptable profit levels.



Therefore, the key design element throughout the life of the “business” or “investment/loan” is both the loss of revenue, and the guarantee of operations to produce said revenue.



Essentially, L&EIP designs certainty of Earnings Before Interest, Tax, Depreciation & Amortisation (EBITDA) allied to project and business risk conversion to credit risk.



L&EIP design tailor-made risk mitigation and transferred balance sheets and capital stacks for either the client’s potential funders and investors, or L&EGC as the senior lender.

◆ The L&EIP architecture is tailor made for each project, creating a Virtual or Synthetic project or company, consisting of minimum A rated counterparties to step in if anything adversely affects the project or company.

◆ In principle the foundations of the project, company, their investors and lenders are from the same roots.



L&EIP design balance sheets, business methodology and capital stacks that transfer the risks of these foundations to investment grade counterparties, with a minimum investment grade public credit rating.

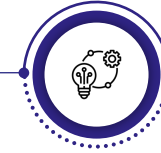
L&EIP Investment Grade & Basel III structuring and risk mitigation.



Following the financial crisis of 2007/8, project and commercial risk factors have been exponentially increased under post-crisis regulation; and are believed one of the major factors behind the cost of borrowing globally outside Sovereign or investment grade requirements.



This project and commercial risk, combined with regulatory compliance requirements, can result in financing sources such as banks, asset managers, pension schemes, private investment and sovereign wealth funds rejecting, or increasing the required return on, valid investment proposals.



L&EIP uses proprietary techniques in balance sheet design, risk mitigation, transfer, capital stack architecture and structuring to provide both the company or sponsor and the lenders and investors with risk mitigation and transfer to counterparties, of minimum investment grade rating from Moody's, Fitch or S&P.



Removing, or mitigating, through investment grade partners the perceived, actual and regulatory risks of the client.



Protecting both the business owners or project sponsors, investors and lenders, by providing EBITDA certainty, optionally principal protection and repayment, by utilising tailor-made Basel III compliant, investment grade solutions.



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I hope you found this presentation of interest, and potentially beneficial to you, your plans and project.

We would be delighted to discuss your requirements and to ascertain if we can add structuring, risk mitigation, enhanced capital stacks and value to your projects.

If you consider it to be worthwhile holding a free initial discussion, please send an email to Leveraged & Equity Investment Partners using the following link.

Presentation@leaseinvestment.com

We look forward to hearing from you.

Chris Bardouleau – CEO – November 2023



Christopher Bardouleau CEO Profile.

Winner CEO Monthly: Most Influential CEO UK 2021

- ◆ Chief Executive Officer - Leveraged & Equity Global Capital S.A, Leveraged & Equity Global Capital (UK) Limited, Leveraged & Equity Risk Mitigation Limited and Managing Partner - Leveraged & Equity Global Capital LP.
- ◆ Chris is based in the South-West of England and Northern Spain being responsible for structuring and de-risking financing and fund investment proposals. He has more than thirty-five years' experience in structured insurance and finance including positions at Barclays, Citibank and in the Channel Islands and has developed proprietary financing solutions across projects, infrastructure, corporate pensions, rescues and real estate. Chris is lead underwriter for L&EGC.
- ◆ Representative clients have included Texaco, Marks & Spencer, Nationwide Building Society, Serco and the John Lewis Partnership.
- ◆ A de-risking of the logistics funding and cost risk structure for one of the leading publicly quoted UK retailers, reducing operational costs and risks across their complete transport infrastructure.
- ◆ Advised and structured off balance sheet funding for the ICT, software inclusive, costs of two publicly quoted outsourcing companies enabling them to smooth costs of ICT across projects, without the typical peaks and troughs affecting cashflow adversely against fixed income contracts.
- ◆ Created the first “per user” software licensing structure, and requisite funding for the innovator, and now market leading cloud computing company Citrix.
- ◆ Chris was probably the first financier to identify and address the issue of pension scheme deficits affecting large employers internationally. The core solution provides an immediate capital provision for the sponsor to eliminate the deficit, go to full buy-out, or any points in between, off balance sheet. Whilst maintaining pension scheme independence.
- ◆ Designed the L&EGC Funding & Cash Collateral Programme.
- ◆ Structured the Principal Protected Alternative Investment Fund.

Logistically & Legally

- ◆ L&EIP, L&ERM and L&EGC's main operational base is the United Kingdom (UK).
- ◆ In early 2021 we opened our first European Union office to ensure practical access to, and legal compliance with the EU, post Brexit.
- ◆ That office originally was based in the Elliniko suburb of Athens, Greece near the Ellinikon project. It has since been re-located to Spain where the group already has business interests.
- ◆ In the third quarter of 2022 we opened an office in the USA. We conducted an extensive search, and settled on Spokane, Washington DC. Washington whilst being the home of the USA government, is also a thriving marketplace for ideas, inclusive innovation, and invention. Spokane itself is considered one of the most welcoming of U.S. cities.
- ◆ Concluding a busy start logistically to the early 2020s the Spanish office opened in the last quarter of 2022 in one of the classic Barcelona streets, synonymous with business and enterprise, Carrer De Paris.

- ◆ In 2023, the Barcelona office, a city world renowned for its flair, individuality and business excellence, became our joint operational base along with our existing office in the iconic London location that is Berkeley Square, Mayfair.
- ◆ Additional agent offices are located in Australia, Canada, Dubai, South Africa, Taiwan, the United Kingdom and USA.
- ◆ Legally, L&EIP* and LERM are based in the UK. London's financial and professional services sector has unparalleled range: from banking to insurance; asset management to green finance; professional services to fintech.
- ◆ The knowledge, experience, performance, and talent across each of the sector's verticals in London is world class, making it uniquely positioned to provide financial and professional services to the world.
- ◆ Leveraged & Equity Global Capital S.A., our funding platform, is registered in the British Virgin Islands (BVI), whilst operating administratively from our offices in London, Barcelona and Washington.

- ◆ The BVI is a British Overseas Territory and so the law of the country is based on the British legal system and English common law. One of the two pillars of the economy is offshore financial services.
- ◆ This historical and legal background continues to give the BVI a number of clear advantages for the international business community, including enduring political and economic stability, a business-friendly operating environment, a pool of knowledgeable and qualified professionals and a well-developed infrastructure.
- ◆ Leveraged & Equity Global Capital LP is a Delaware Limited Partnership. More than one million business entities take advantage of Delaware's complete package of business services, including modern and flexible corporate laws, their highly respected Judiciary and legal community allied to a business-friendly government. Whilst operationally our USA ventures are as advised, based in Washington DC.

*Leveraged & Equity Investment Partners is the trading name of Leveraged & Equity Global Capital (UK) Limited.

Contact & Corporate Information

Corporate & General Contact Information



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Confidential Presentation & Information Disclosure Summary



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This confidential Funding Presentation (the “Presentation”) has been prepared by Leveraged & Equity Risk Mitigation Limited and Leveraged & Equity Global Capital (UK) Limited (the “Sponsors”), based on intellectual property owned by, or licensed to, the Sponsors, information supplied by its advisors and published sources and is being furnished for informational purposes to parties with an interest in entering into a business transaction related to the Sponsor’s finance and advisory businesses. (the “Funding”).

This Presentation has been prepared to assist interested parties in making their own evaluation of the Sponsors and the Funding (collectively, the “Opportunity”) and does not purport to be all-inclusive or to contain all information that a prospective borrower may desire or that may be required to properly evaluate the Opportunity.

Interested parties should conduct their own investigation and analysis of the Opportunity and the data set forth in this Presentation.

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This Presentation contains certain projected financial information and forward-looking statements provided by the Sponsors with respect to the anticipated future performance of the funding. These statements include, but are not limited to, words such as “believe,” “anticipate,” “expect,” “may,” “should,” “plan,” “estimate,” “project,” and variations thereof. The projections and forward-looking statements in this Presentation reflect various assumptions made by the Sponsors regarding the anticipated future performance that are inherently uncertain, including assumptions regarding market size in which the proposed funding will compete, general industry conditions and other factors. The assumptions are based upon the judgment of the Sponsors and are dependent on many factors over which the Sponsors has no control. As a result, the Sponsors makes no representation or warranty regarding the feasibility of the projected financial information or forward-looking statements or the accuracy or completeness of the assumptions from which the projected financial information or forward- looking statements are derived. There can be no assurance that the projections or forward-looking statements will be realised. Moreover, the recipient can expect that actual results will vary from those set forth in the projections and that the variations may be material and adverse.

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- › (2) if the recipient does not wish to pursue a Opportunity relating to the Sponsors or the Project, it will (i) promptly destroy or return this Presentation to the Sponsors, together with any other material relating to the Opportunity the recipient may have received from the Sponsors, or any of its respective affiliates or representatives, (ii) promptly destroy all copies of any analyses, compilations, studies or other documents prepared by or on behalf of the recipient and containing or reflecting any information in the Presentation or such other material, and (iii) take such other actions, if any, required by the Confidentiality Agreement;
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- › (4) any proposed actions by the recipient which are inconsistent in any manner with the foregoing or the Confidentiality Agreement will require the prior written consent of the Sponsors.

The Sponsors reserves the right to negotiate with one or more qualified investors at any time and to enter into a definitive agreement relating to a Transaction with one or more qualified investors without prior notice to the recipient or other prospective investors. Also, the Sponsors reserves the right, at any time, to terminate the further participation in the investigation and proposal process by any party and to modify any procedures without giving advance notice or providing any reason. The Sponsors also reserves the right during the evaluation period to take any action, whether within or outside the ordinary course of business.

All communications relating to this material and the Opportunity should be directed to individuals designated by the Sponsors on the contact information slide.