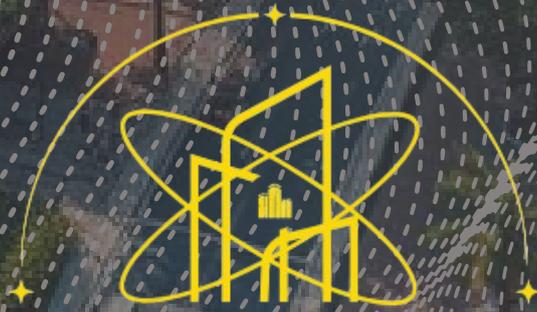


MSM REALTY & INFRASTRUCTURE ADVISORY

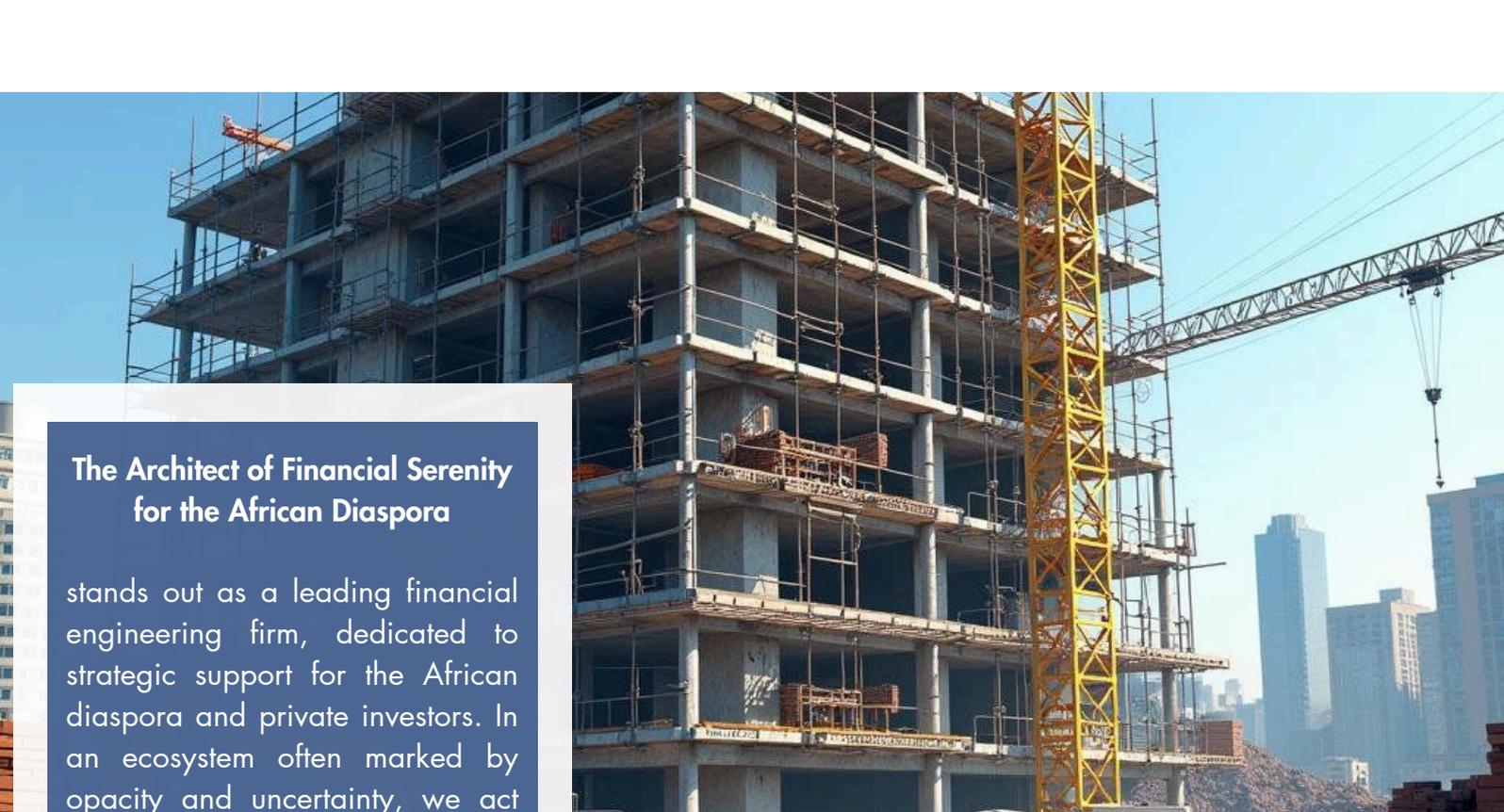


MSM REALTY INFRASTRUCTURE
ADVISORY

DIASPORA & PRIVATE BUSINESS PROPOSAL

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MSM GIA



The Architect of Financial Serenity for the African Diaspora

stands out as a leading financial engineering firm, dedicated to strategic support for the African diaspora and private investors. In an ecosystem often marked by opacity and uncertainty, we act as a trusted sentinel, rigorously filtering opportunities to offer only high-return and controlled risk investments. Our vocation is to transform the savings of our clients into a lasting heritage, by definitively eliminating geographical barriers and transaction insecurity that too often hinder investment on the continent or internationally.

ABOUT US

Consulting Excellence via MSM Realty & Infrastructure Advisory

Through our specialized branch, we deploy a premium advisory interface dedicated to strategic real estate acquisition and asset portfolio optimization. Whether your ambitions focus on mature international performance markets, such as Dubai or Europe, or on structuring projects with high potential for added value in Africa, we apply a Due Diligence methodology without concession. Our approach is not limited to simple matchmaking; we structure your investment to ensure legal security and long-term financial performance.

An Independent and Client-Centric Advisory Posture

Unlike traditional intermediaries or real estate agents, MSM Realty & Infrastructure Advisory positions itself exclusively as an investment advisor protecting the interests of the buyer. We place the financial goal and the protection of our clients' capital at the center of each recommendation. This independence allows us to negotiate the best conditions and ensure seamless execution, giving our private clients the peace of mind they need to build a transgenerational fortune with confidence.



OUR MISSIONS



Secure the Investment and Eradicate the Risk of Fraud

Our priority mission is to provide the diaspora and private investors with a completely secure investment framework. Too many projects fail due to lack of transparency or information asymmetry; we remedy this by becoming the guarantor of the reliability of each transaction. By using our verification protocol, we protect the capital of our clients against property hazards and unscrupulous developers, allowing wealth accumulation with complete peace of mind.

Democratize Access to International and Local High-Level Markets

Our mission is to connect our clients to investment opportunities previously reserved for institutional investors. From structuring high yield real estate investments in Dubai to accessing pre-qualified local promotion projects, we offer a diverse range of solutions. Our goal is to maximize the return on investment (ROI) of our clients while ensuring a smart wealth management, fiscally optimized and adapted to their life goals.

We validate probity. We secure your capital.

Introduction

A Bridge between your Savings and Global Opportunities: In an ever-changing economic world, real estate and financial investment can no longer be limited to local boundaries. MSM Realty & Infrastructure Advisory presents an end-to-end support solution designed specifically for the solvent diaspora and private African investors, directly addressing the challenges of distance and securing returns. Our advisory model is distinguished by total objectivity: we analyze, certify and negotiate for you, providing you with our global network and cutting-edge engineering to transform your capital into a robust real estate and financial asset. Whether for strategic assets in Dubai or structuring projects on the continent, our ambition is to become your trusted partner to build, step by step, a fortune capable of spanning generations.



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CONTEXT & JUSTIFICATION

THE EMERGENCE OF A DIASPORA IN SEARCH OF DIVERSIFICATION

The current context is marked by a growing willingness of the African diaspora to secure its savings through tangible assets. Faced with inflation and the uncertainty of traditional financial markets, real estate and structuring projects appear as natural refuges. However, this solvent target no longer wishes to limit itself to its country of origin; it is looking for global yield opportunities, particularly in strongholds like Dubai or Europe, while keeping a foothold in high-impact local projects. There is therefore a major opportunity for a board capable of structuring these cross-border investments.

The Persistence of Fraud and Land Opacity Risks

Despite the desire to invest, the act of taking action is often hindered by chronic insecurity. For the diaspora as well as for local private investors, asymmetry of information constitutes a major risk: unreliable promoters, double sale of land, or projects that do not meet delivery deadlines. This reality justifies the need for a rigorous institutional intermediary that ensures systematic verification of the legal and technical compliance of assets, thus turning distrust into a serene investment decision.

The Need for a Professionalized 'End-to-End' Support

Investing remotely or in complex international markets requires technical expertise that the saver does not always possess. The justification for MSM Realty & Infrastructure Advisory's intervention lies in offering a complete solution: from rigorous asset selection to administrative and tax management, up to performance monitoring. By professionalizing this process, we allow private investors to benefit from the same structuring tools as large institutional funds, ensuring maximum optimization of each euro or dollar invested.



PROBLEMATICS

TRANSACTIONAL INSECURITY AND THE INFORMATION ASYMMETRY

The main obstacle to investment for the diaspora and private investors is the chronic insecurity of transactions and the lack of rigorous verification mechanisms. The impossibility of physically controlling the reality of a remote project exposes investors to major risks: land disputes, ghost projects or non-compliant property titles. This situation is compounded by a critical information asymmetry; without specialist advice, investors are often relegated to second-rate offers, preventing them from accessing world-class markets like Dubai or the most profitable local opportunities, which ends up turning their patrimonial ambitions into heavy financial losses.



THE COMPLEXITY OF MANAGEMENT AND THE EROSION OF PROFITABILITY

Beyond the acquisition phase, diaspora investors face a real administrative, fiscal and legal obstacle course to manage their assets remotely. In the absence of a rigorous local representative, hidden costs multiply: unsupervised construction delays, technical overcharges, poor management of tax obligations or prolonged rental holidays. This lack of professional support leads to an inevitable erosion of real profitability, transforming what was supposed to be a productive asset into a mental and financial burden. This "End-to-End" monitoring deficit generates a deep sense of discouragement, pushing many solvent investors to abandon their projects and leave their capital stagnant in low-interest savings accounts, lack of being able to count on a transparent interface capable of ensuring the sustainability and enhancement of their heritage.

THE THING

MSM REALTY & INFRASTRUCTURE ADVISORY

INVESTING IN THE ELITE: PRIVILEGED ACCESS TO GLOBAL OFF-MARKET

A RIGOROUS FILTERING AND ELITE MARKET ACCESS

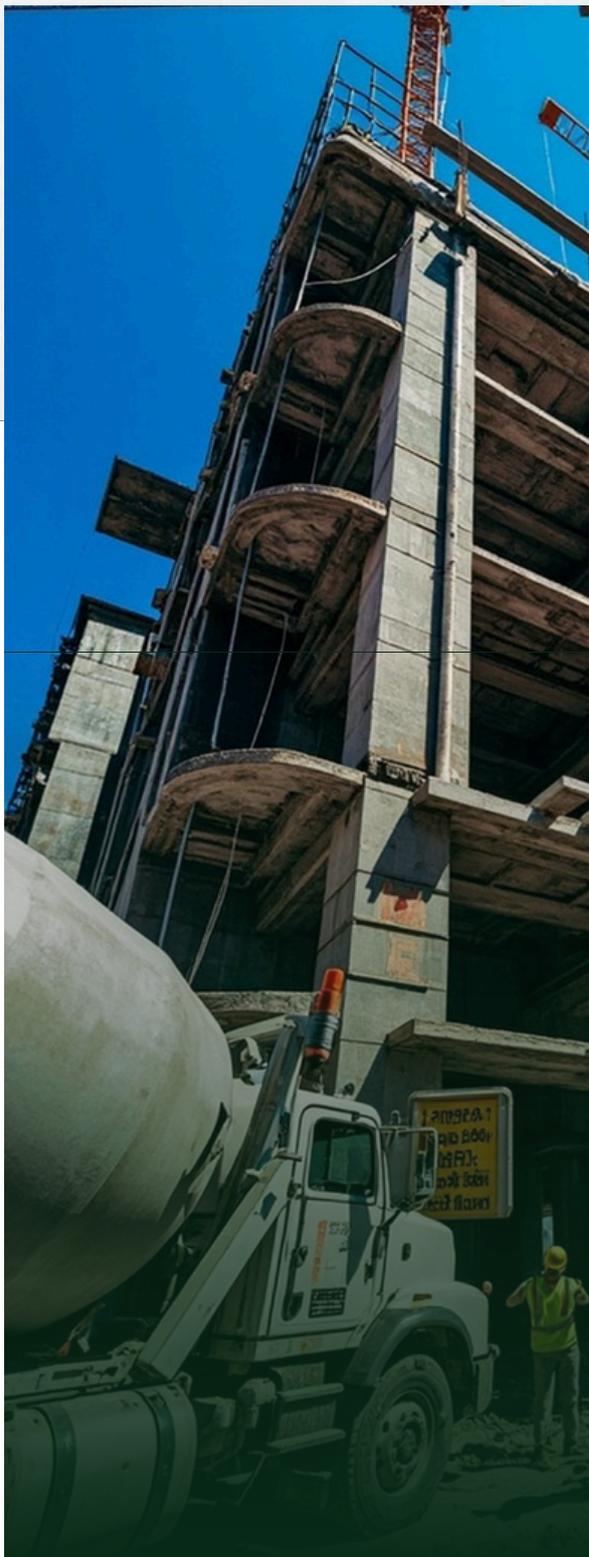
MSM Realty & Infrastructure Advisory solution starts with a drastic selection of investment opportunities. We act as a strategic filter, selecting only projects with an optimal risk/return ratio in promising markets such as Dubai, Europe or the emerging clusters of West Africa. Thanks to our agreements with leading promoters, we offer our private clients exclusive access to off-market assets and preferential conditions, allowing them to diversify their wealth with the same rigor as large institutional funds.

Total Security via the Protocol MSM Risk Shield™

To eradicate the risk of fraud and land insecurity, we deploy our exclusive Due Diligence protocol. Each transaction is subject to a complete audit: verification of the chain of ownership, certification of building permits, and analysis of the promoter's financial health. We secure the financial flow by overseeing payment terms and ensuring legal compliance of sales documents. This "shield" protection ensures that every penny invested by the diaspora is backed by a real asset, legal and protected by the laws in force.

An End-to-End Patrimonial Management and Transparent Reporting

Our solution does not stop at the signing of the contract. We ensure continuous operational monitoring on behalf of the investor. This includes technical monitoring of the progress of work for purchases in the future state of completion (VEFA), as well as tax optimization of the asset. Through a clear periodic reporting, we offer full visibility on the valuation of assets and the generated revenue. MSM thus becomes your dedicated 'Family Office', managing the daily complexity to allow you to enjoy the fruits of your investment with serenity.





why MSM Realty & Infrastructure Advisory?

Independence at the service of your protection

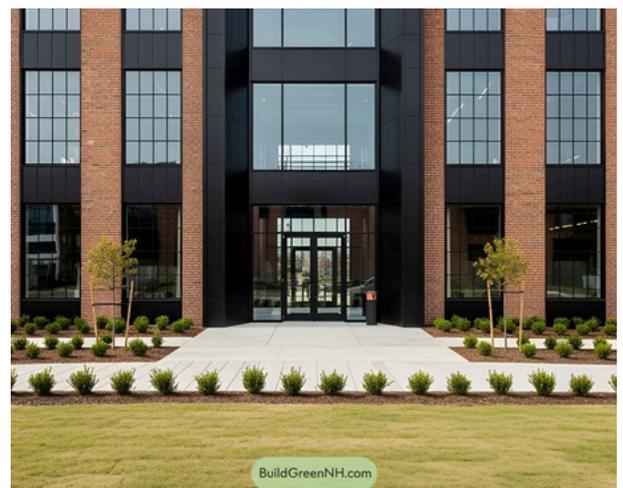
Our greatest strength lies in our total independence from promoters. We are not project sellers, but your exclusive representatives. This posture allows us to conduct critical and objective audits on each opportunity. Through our MSM Risk Shield™ protocol, we are able to identify hidden risks and veto any suspicious transactions. For a diaspora investor, MSM is the assurance of having an "expert eye" on the ground that defends its interests with the greatest ethical rigor.

A Personalized and Sustainable Support

We do not handle files, we build long-term relationships. We understand that the investment of the diaspora is often the result of sacrifices and a lifetime of work; that's why we offer tailor-made support, adapted to your specific objectives (preparation for retirement, transmission to children, or immediate return). Our constant presence, combined with transparent reporting and total availability, makes us the ideal partner for those who demand excellence and peace of mind in managing their global assets.

Une expertise de "Family Office" aux normes internationales

Choosing MSM Realty & Infrastructure Advisory means benefiting from a level of expertise usually reserved for wealthy individuals and institutional clients. Unlike traditional real estate agencies whose interest is to sell any product, we operate like a Family Office: our success is indexed on the protection and growth of your assets. We understand the complex workings of cross-border taxation and high value markets like Dubai, offering a depth of technical and financial analysis that you will not find anywhere else.



THE SPECIFICITY OF OUR APPROACH: THE ADDED VALUE

SECURING CAPITAL AND ELIMINATING THE RISK OF FRAUD

The first gain, and the most valuable for a remote investor, is absolute security. By entrusting us with your advisory mandate, you benefit from a barrier of protection against defects, land disputes and scams. Every project we validate has undergone a rigorous audit, ensuring that your title is unassailable and the asset actually exists. You thus turn a stressful and risky investment into a smooth and secure process, protecting the fruit of your efforts against the vagaries of unregulated markets.



MAXIMIZATION OF PROFITABILITY AND TAX OPTIMIZATION

By choosing MSM, you gain direct access to financial engineering that maximizes your income. We do not just find a property; we negotiate for you the best entry conditions and we structure the purchase to minimize the tax impact, whether locally or internationally. Thanks to our knowledge of high-yield markets like Dubai, you benefit from growth levers that you could not have activated alone, ensuring a constant valuation of your assets and regular and optimized cash flows.

FREEDOM OF MANAGEMENT AND SERENITY OF MIND

The ultimate gain is that of time and serenity. You delegate the administrative complexity, the technical monitoring of projects and the management of relations with promoters to dedicated experts. You no longer need to travel unnecessarily or solicit relatives to 'monitor' your investments. Thanks to our transparent reporting and our unique interface role, you keep full control over your assets from your place of residence, while having the assurance that a professional watches over your interests on a daily basis.

METHODOLOGY

STRATEGIC CONSULTATION AND DEFINITION OF THE INVESTOR PROFILE

The first step consists of a personalized scoping interview aimed at precisely defining your heritage objectives. Whether it is to prepare for retirement, generate immediate income through prime property in Dubai, or acquire a second home on the mainland, we analyze your investment capacity and risk tolerance. This diagnostic phase allows us to establish a tailored asset allocation strategy, perfectly aligned with your family and financial priorities.



ACCESS TO THE EXCLUSIVE PORTFOLIO AND THOROUGH DUE DILIGENCE

Once your strategy has been validated, we present a selection of elite opportunities, often inaccessible to the general public. Each proposed asset has already undergone a first viability filter by our experts. As soon as a project catches your attention, we activate our Due Diligence protocol to audit the legal, technical and financial aspects. You receive a complete report allowing you to make an informed decision, with the certainty that each risk has been identified and neutralized by us.

SIGNATURE OF THE MANDATE AND SUPERVISION OF TRANSACTIONAL EXECUTION

The final phase concerns the securing of the purchase act and operational monitoring. We accompany you in the signing of contracts and supervise all financial flows to ensure compliance with the transaction. Our mission goes well beyond payment: we ensure the technical monitoring of delivery steps and, if necessary, the connection with our rental management partners. You benefit from a unique interface to manage your investment, ensuring a smooth transition of capital towards a tangible and productive asset.



PROCHAINES ETAPES

Launch of the Decision-Making and Secure Implementation Phase

The support process begins with a 30-minute strategic consultation aimed at defining your investor profile, your target geographical areas and your performance objectives. This diagnostic phase is essential to align our expertise with your wealth priorities, whether it's preparing for retirement or generating immediate income. Once these parameters are validated, the signing of the advisory mandate officially formalizes our advisory mission and activates our role as sentinel for the exclusive protection of your financial and legal interests.

Fee Structure: Fixed Fee for the Board and Retainer/Commission for Execution

From the start of the mandate, you have access to our private catalog of pre-qualified and secure opportunities, including exclusive assets in Dubai and VIP projects on the African continent. We then engage our Due Diligence protocol to audit each selected project, guaranteeing you full transparency before any transaction. From the negotiation of purchase conditions to the final supervision of payment flows and delivery of the asset, we act as your unique interface to transform your capital into a tangible, efficient and sustainable asset.



CONCLUSION

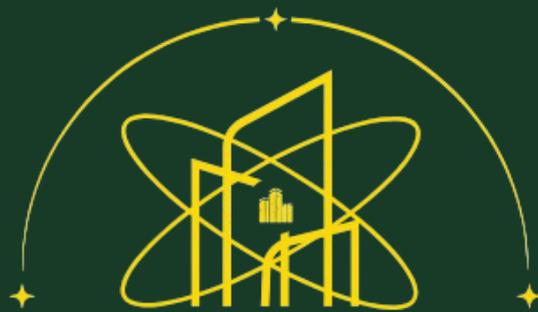


Excellence and Security at the Service of your Heritage

Investing with MSM Realty & Infrastructure Advisory means choosing to build a solid legacy by definitively eliminating the barriers of distance and the risks of land insecurity. We transform your savings into a sustainable growth engine by offering you the same protection tools and elite opportunities as the world's most sophisticated institutional investors. Our approach ensures that every decision is supported by rigorous analysis, turning your ambitions into tangible and secure assets.

Your Secure Growth Accelerator

Choose serenity for the management of your global wealth. By entrusting us with the structuring of your investments, you surround yourself with a strategic partner whose priority mission is to ensure your interests and the valuation of your capital on a daily basis. Together, let's cross the borders of classic investment to build, step by step, a robust cross-border fortune, capable of spanning generations and offering you the financial freedom you deserve.



MSM REALITY INFRASTRUCTURE

ADVISORY

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