



MSM REALITY INFRASTRUCTURE

ADVISORY

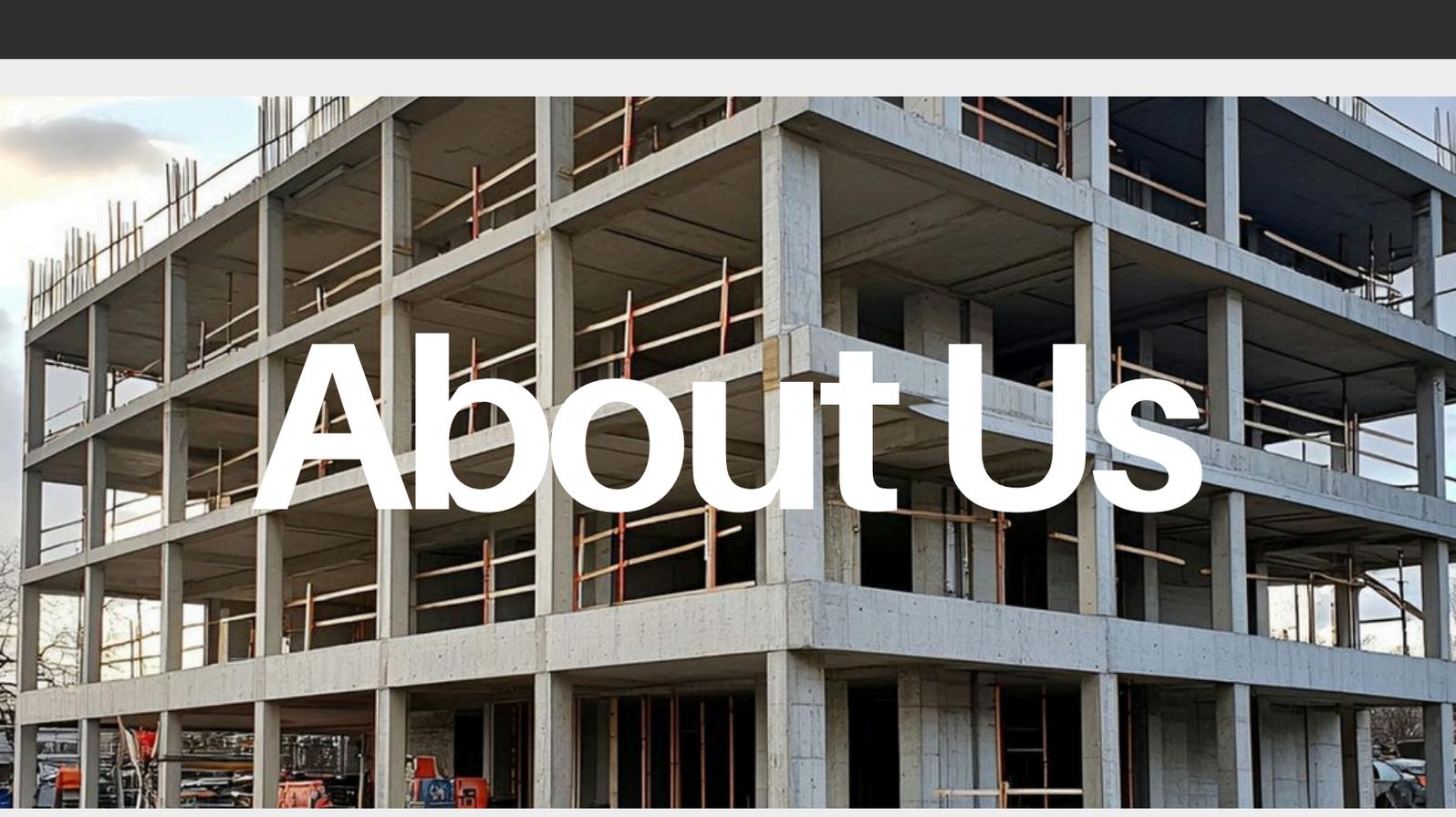
2026 - 2030

**STRATEGIC
REPRESENTATION
& MARKET
ENTRY**

**BUSINESS
PROPOSAL**

Proposal for design and
construction services

Supported By :
MSM GIA



About Us

Una experiencia de vanguardia en ingeniería financiera y estratégica

MSM Global Investment Advisors (MSM GIA) is a leading strategic advisory and financial engineering firm, firmly anchored in West Africa. Our fundamental mission is to act as a catalyst bridge between global capital holders, high-ranking international developers and the source of growth opportunities on the African continent. Thanks to a thorough understanding of financial mechanisms and a granular knowledge of local economic realities, we transform complex visions into tangible, secure and high-performing assets for our partners.

L'Excellence Opérationnelle a través de MSM Realty & Infrastructure Advisory

Through our specialized branch MSM Realty & Infrastructure Advisory, we deploy a unique know-how dedicated to the structuring and management of large-scale projects in the sectors of strategic real estate and infrastructures. We apply operational rigor in line with the best international standards to manage complex assets, ranging from industrial areas to logistics hubs, including premium investment real estate. More than just an advisor, we position ourselves as a guardian of profitability and compliance, guaranteeing our clients total control of risks and impeccable execution in the field.

OUR SPECIFIC MISSION: SECURE THE INVESTMENT

Catalyze Capital for Sustainable Transformation

The primary mission of MSM GIA is to mobilize and direct international financial flows towards structuring projects capable of sustainably transforming the African economic landscape. We are committed to identifying high-impact sectors – such as logistics infrastructure, energy and industry – in order to create an ecosystem where global capital meets authentic and profitable growth opportunities, thus generating shared value for investors and local communities.

A1

De-risking Investment through Structuring Excellence

We make it our mission to break down the barriers of distrust by imposing a rigor of structuring without compromise. Through our proprietary methodology, we cleanse the raw opportunities of their legal, financial and operational uncertainties. Our role is to provide our partners with a total security framework, ensuring that each project presented under the MSM Realty & Infrastructure Advisory label is not only viable, but meets the strictest requirements of international compliance and bankability.

A2

Building Bridges of Trust between Africa and the World

Beyond financial engineering, our mission is to build an infrastructure of unwavering trust between global players, the diaspora and African markets. We work to become the reference partner that facilitates market access, ensures an honest representation and supports decision-makers in their most strategic choices. By reducing information asymmetry, MSM GIA aspires to make Africa an obvious, fluid and standardized investment destination at the global level.

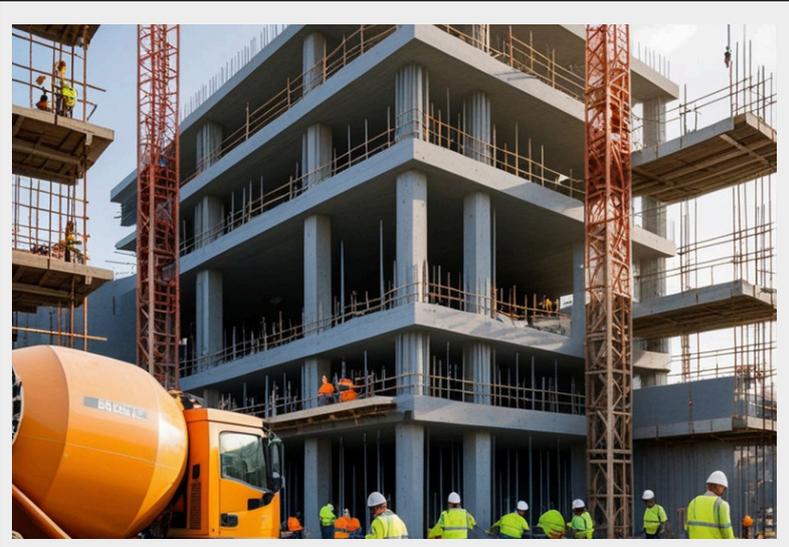
A3

INTRODUCTION



A STRATEGIC ALLIANCE FOR THE EXPANSION OF INTERNATIONAL CHAMPIONS

This proposal defines the operational framework for an exclusive collaboration aimed at propelling your commercial and institutional footprint in emerging markets of West Africa. In a context of globalization of capital flows, MSM Realty & Infrastructure Advisory positions itself as your strategic ally to successfully navigate this complex and dynamic ecosystem. Well beyond a classic service offer, we propose a deep integration of your vision in the African economic fabric, merging your standards of excellence with our local expertise and our network of political and financial influence.



AN ELITE REPRESENTATION FOCUSED ON PERFORMANCE AND CLOSING

Our approach is based on the conviction that success on the continent requires a Strategic Representation capable of converting highly solvent market segments - institutional investors, Family Offices and premium diaspora - into concrete transaction opportunities. MSM Realty & Infrastructure Advisory is committed to deploying all of its technical and relational resources to remove barriers to entry and ensure complete fluidity in the closing process. By entrusting us with this mandate, you have access to an acceleration platform that transforms the complexity of the market into a major competitive advantage, ensuring a secure and rapid deployment of your assets.



CONTEXT & JUSTIFICATION

THE EMERGENCE OF A CLASS OF REAL ESTATE AND INDUSTRIAL ASSETS IN AFRICA

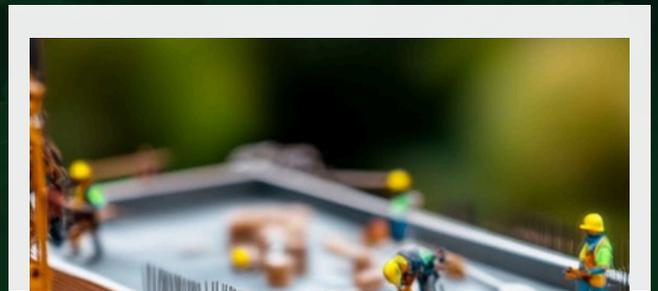
The African continent, and more particularly the WAEMU zone, is going through a phase of unprecedented structural change, marked by accelerated urbanization and increasing industrialization. This context creates a massive demand for high-quality assets: premium residences for the upper middle class, modern logistics areas and industrial infrastructures meeting international standards. However, the local market suffers from a lack of "bankable" projects and representation structures capable of bridging the elite international supply and this solvent regional demand.



THE STRUCTURING IMPERATIVE TO ENSURE TRUST

At the same time, the African diaspora and private investors (family offices) are actively seeking to diversify their portfolios through secure real estate investments and infrastructure projects, both on the continent and internationally (Dubai, Europe). Despite this financial power, the lack of local trusted third parties to validate the credibility of promoters and secure financial flows remains the major obstacle to the deployment of capital. There is therefore a critical opportunity for an entity capable of certifying, representing and orchestrating these complex transactions.

Justifying an entry into these markets today requires an approach that goes beyond the simple linking. In an environment that is perceived as risky, success depends on the ability to provide a framework for absolute compliance and transparency. MSM Realty & Infrastructure Advisory intervenes precisely to fill this strategic gap. By providing a standardized representation interface, we justify the security of investments and guarantee international promoters a smooth access to pools of liquidity hitherto untapped due to a lack of structured intermediaries.



THE PIVOTAL ROLE OF THE DIASPORA AND INSTITUTIONAL INVESTORS

PROBLEMATICS

FROM DISTRUST TO TRANSACTION: SECURING THE PROMOTER- INVESTOR RELATIONSHIP



Information Asymmetry and the Crisis of Confidence

The main obstacle to investment in Africa and internationally remains the deep mistrust between promoters and potential buyers. Investors from the diaspora and local family offices fear legal opacity, poor workmanship or contract breakage, as they are unable to physically verify the solidity of the projects. This information asymmetry paralyzes massive transaction volumes, leaving dormant capital facing quality projects that do not find their audience due to a perceived lack of credibility.

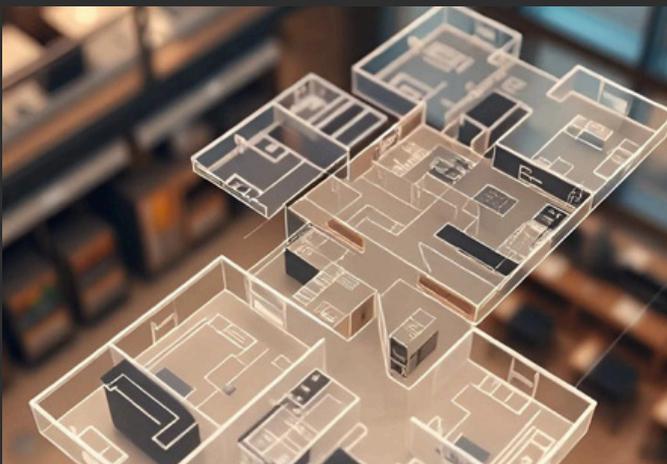
The Absence of Qualified Operational Relays

International promoters and infrastructure developers often fail to penetrate the West African market because they do not have local relays capable of speaking the language of the institutional and premium investor. Conventional real estate agencies lack technical and financial expertise, while technical firms ignore commercial realities. This operational gap prevents a rigorous qualification of prospects and leads to a high failure rate during the negotiation and closing phases.



The Complexity of Structuring and Monitoring

Finally, the issue lies in the inability to structure "turnkey" offers that integrate financial flow management, compliance (KYC/Compliance) and post-transaction monitoring. An investor in Bamako wishing to acquire an asset in Dubai or invest in a local logistics hub often finds himself left to face complex administrative and banking procedures. Without a single interface to orchestrate these steps, the risk of abandoning the project before its completion is maximal.



OUR STRATEGIC SOLUTION

MSM RISK SHIELD™ : ORCHESTRATION FOR THE SECURITY AND PERFORMANCE OF YOUR INVESTMENTS.

An Orchestration and Certification Platform

To address trust and complexity challenges, MSM Realty & Infrastructure Advisory offers a disruptive solution: the "Trusted Third Party". We act as a rigorous filter that selects only projects and investors with high potential. By certifying the technical and legal validity of offers, we transform a raw opportunity into a structured asset, thus reassuring stakeholders and creating an environment conducive to accelerating investment decisions.



Management Interface and Proximity Support

We offer a single management interface that simplifies the customer experience and optimizes promoters' workflow. From the immersive digital presentation of projects to the coordination of notarial signatures and fund transfers, our solution covers the entire value chain. This "investment concierge" support ensures total fluidity, drastically reducing the time between initial interest and final closing, while ensuring rigorous post-investment follow-up.



the security protocol for "MSM Risk Shield™"

Our solution is based on the systematic application of the MSM Risk Shield™ protocol. This methodological framework integrates advanced Due Diligence tools, strict compliance verification (KYC/AML) and financial viability analysis. This layer of security ensures that every transaction, whether it involves a premium property in Dubai or a local industrial infrastructure, is protected against operational and financial risks, providing full transparency over the project's lifecycle.



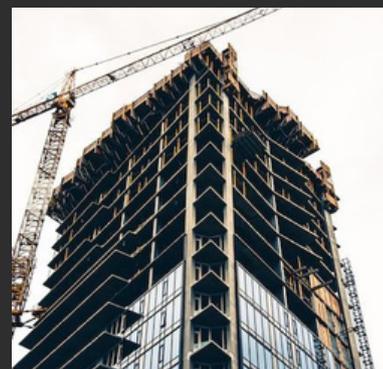
WHY MSM REALTY & INFRASTRUCTURE ADVISORY?

The choice of MSM Realty & Infrastructure Advisory is based on a unique combination of expertise in financial engineering, mastery of the realities of the West African terrain and a network of first-rate institutional influence. Unlike classic intermediaries, we are not content with connecting parties; we act as architects of trust, capable of translating international standards into a local language while ensuring execution to the standards of the investment bank. Our structure offers an "Asset-Light" agility that prioritizes strategic intelligence and capital security, making us the natural partner for those who demand excellence and certainty in a complex environment.

AN INSTITUTIONAL AND TERRITORIAL AUTHORITY



We benefit from privileged access to public and private decision-making circles in West Africa, allowing us to unlock land, administrative or political situations inaccessible to foreign actors. This strategic anchoring allows us to secure upstream projects and guarantee our partners absolute operational fluidity throughout the entire WAEMU zone.



A STRUCTURING EXPERTISE "BANKABLE"

Our strength lies in our ability to transform real estate or infrastructure concepts into robust and attractive financial assets for institutional investors. Thanks to our mastery of PPP models and the structuring of SPVs (dedicated vehicles), we ensure that each project under our banner meets the most stringent requirements of profitability and international compliance.

A TOTAL TRANSPARENCY COMMITMENT (MSM RISK SHIELD™)

Why choose us? Because we are the only ones to apply the MSM Risk Shield™ protocol to each transaction. This rigor in due diligence and KYC (Know Your Customer) protects the reputation of our promoters and the wealth of our investors, ensuring that every dollar invested is traceable, secure and oriented towards real value creation.

ADDED VALUE FOR THE CUSTOMER

Acceleration of Market Penetration and Closing

By choosing MSM Realty & Infrastructure Advisory, you save valuable time on the marketing and deployment cycle. We immediately activate a network of already qualified and solvent prospects, drastically reducing your customer acquisition costs. Our local presence and negotiation expertise instantly remove cultural and psychological barriers, turning initial interest into completed transactions with a speed that a distant actor could not achieve.

Reputational Protection and Flow Security

One of your major gains is peace of mind. By delegating compliance and Due Diligence to us through our MSM Risk Shield™ protocol, you protect yourself against the risks of fraud, non-payment or land disputes. You gain confidence that your brand image is carried by a respected institution, ensuring that each transaction meets the highest standards of transparency, which strengthens your long-term credibility on the continent.



Expertise in Optimized Financial and Tax Engineering

Working with us means benefiting from cutting-edge engineering that optimizes the profitability of your projects. We provide you with critical added value in structuring investment vehicles (IVS), optimizing financial flows between jurisdictions and accessing local or international financing mechanisms. This strategic gain allows you to maximize your margins while offering attractive and fiscally smart purchasing or investment structures for your end clients.

METHODOLOGY / APPROACH



Audit, Onboarding and Strategic Validation Phase

Our intervention begins with a deep immersion in your project catalog or your target assets. We conduct a "bancability" and compliance audit to ensure that each offer is aligned with the realities of the African market and the diaspora. This diagnostic phase allows us to define together the performance objectives and sign a clear representation mandate, thus laying the legal and strategic foundations of our collaboration.

Commercial Structuring and MSM Network Activation

Once the framework is validated, we move on to the adaptation of the offer. We don't just translate your documents; we "re-package" the opportunity to make it irresistible in the eyes of our network of Family Offices, institutional investors and premium clients. We then activate our exclusive channels: private "Deal Room" presentations, targeted roadshows and precision marketing campaigns, while applying the MSM Risk Shield™ protocol to filter and qualify each brand of interest.

Transaction, Closing and Monitoring Management

The final phase is that of concretization. MSM Realty & Infrastructure Advisory orchestrates the entire sales or investment process: from negotiation of terms to coordination with financial institutions and notaries, until the final signature. Our methodology includes a rigorous monitoring of the transfer of funds and post-closing assistance, ensuring that the relationship between the promoter and the investor remains fluid, transparent and sustainable.



FURTHER STEPS

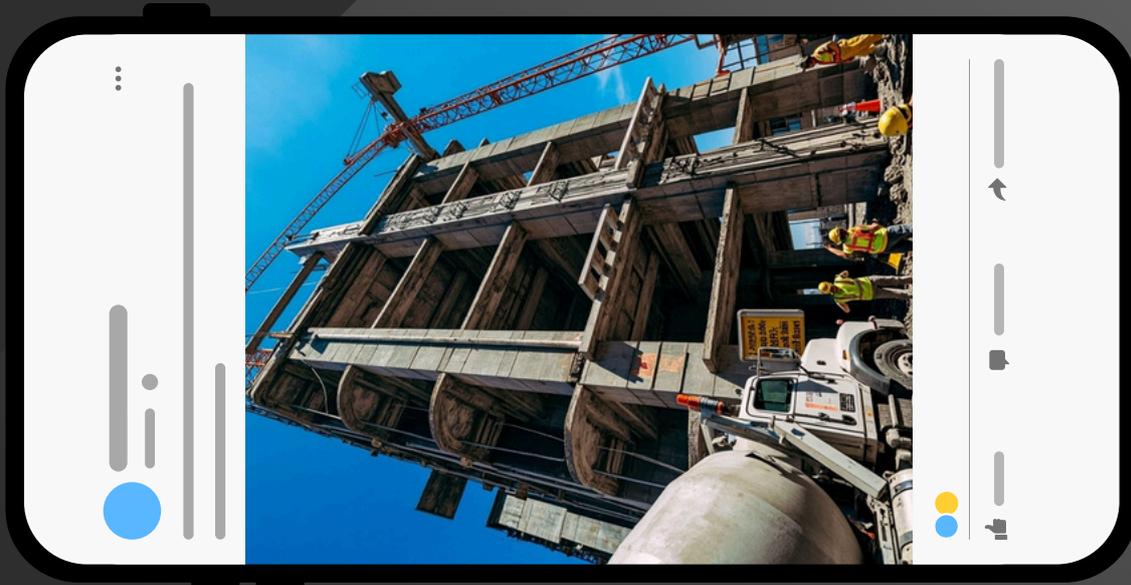
FRAMING MAINTENANCE AND SIGNING OF THE CONFIDENTIALITY AGREEMENT (NDA)

The first crucial step is to organize a strategic work session to align our objectives and identify the priority projects of your portfolio. In order to protect your sensitive information and our proprietary methodologies, we will proceed with the signing of a confidentiality agreement (NDA) beforehand. This exchange will allow us to define the geographical scope of our mandate (West Africa, Diaspora Europe/Middle East) and establish the key performance indicators (KPI) that will guide our common success.

VALIDATION OF THE MANDATE AND LAUNCH OF THE PILOT PHASE

At the end of this meeting, we will formalize our partnership by signing the strategic representation mandate. We will then immediately move to the operational phase with the launch of a "Pilot Project" selected for its strong potential for quick closing. This step will include the technical onboarding of your assets into our distribution platform, the activation of our network of qualified investors and the organization of a first private roadshow. This pragmatic approach will demonstrate the effectiveness of our interface before a larger-scale deployment.

CONCLUSION



Excellence at the service of a common vision

In conclusion, this partnership with MSM Realty & Infrastructure Advisory represents much more than just a business opportunity; it is a strategic alliance designed to redefine the standards of investment and promotion in Africa. By merging your sector expertise with our structuring engineering and institutional anchoring, we create a force capable of transforming market barriers into growth levers. Our commitment is to make each transaction an exemplary success, built on transparency, security and optimized profitability.

Capturing African Momentum

The time has come to capitalize on the emergence of a structured Africa and on the financial power of its diaspora. MSM Realty & Infrastructure Advisory is ready to become your trusted face on the continent, ensuring that your vision translates into concrete and lasting results. Together, we have the ability to open a new era of prosperity, building the infrastructure and real estate assets that will shape the future. Choosing MSM is choosing certainty in a world of opportunities.

We validate probity. We secure your capital.

MSM Thank you for your attention



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**THANK YOU
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