



WELCOME

A TRULY EXCITING INVESTMENT OPPORTUNITY

Hello...

Over the coming minutes we would like to introduce you to our business by walking you through our portfolio, our strategy and the investment proposition that we will be launching in the coming days.



Our Panel Today



Margrith
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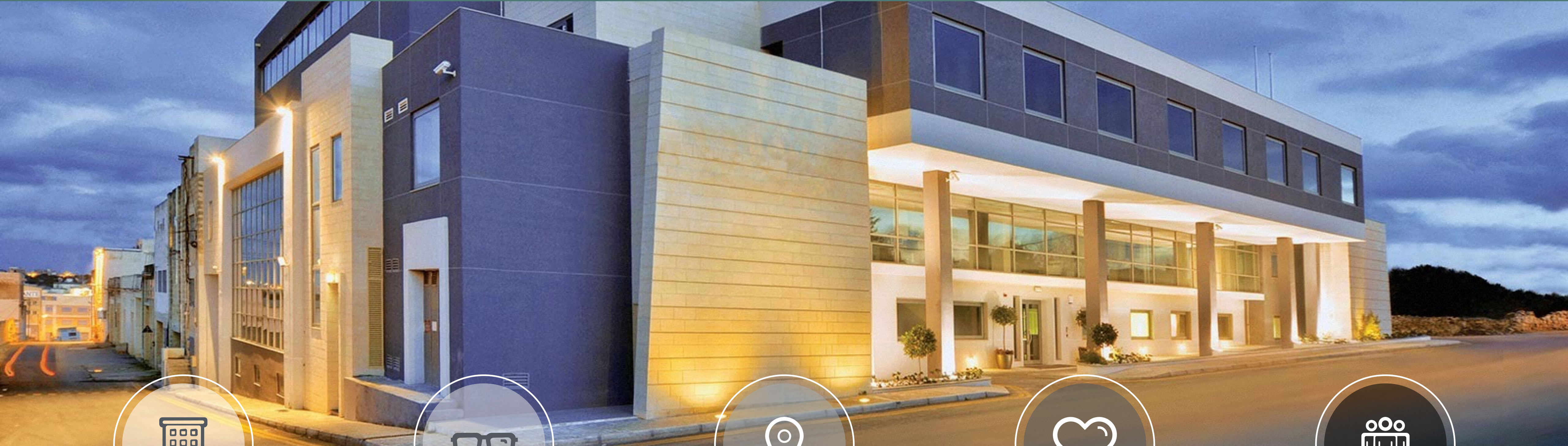


Richard
Abdilla Castillo

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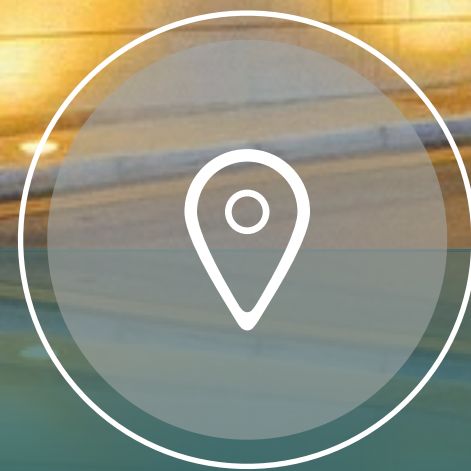
Part Of Hili Ventures



Strong Legacy



Clear Purpose



International Footprint



Evolving Partnerships



Professional People

Part Of Hili Ventures

IT Business

Solutions and e-commerce systems provider powering the business of multiple specialist customers



Property Portfolio

Property management company with a growing international commercial real estate portfolio



Apple Premium Reseller

Apple Premium Reseller network spread across Central and Eastern Europe



Engineering Outfit

Specialist engineering outfit focused on assembly and maintenance of port-handling equipment and marine servicing



Food Service Specialist

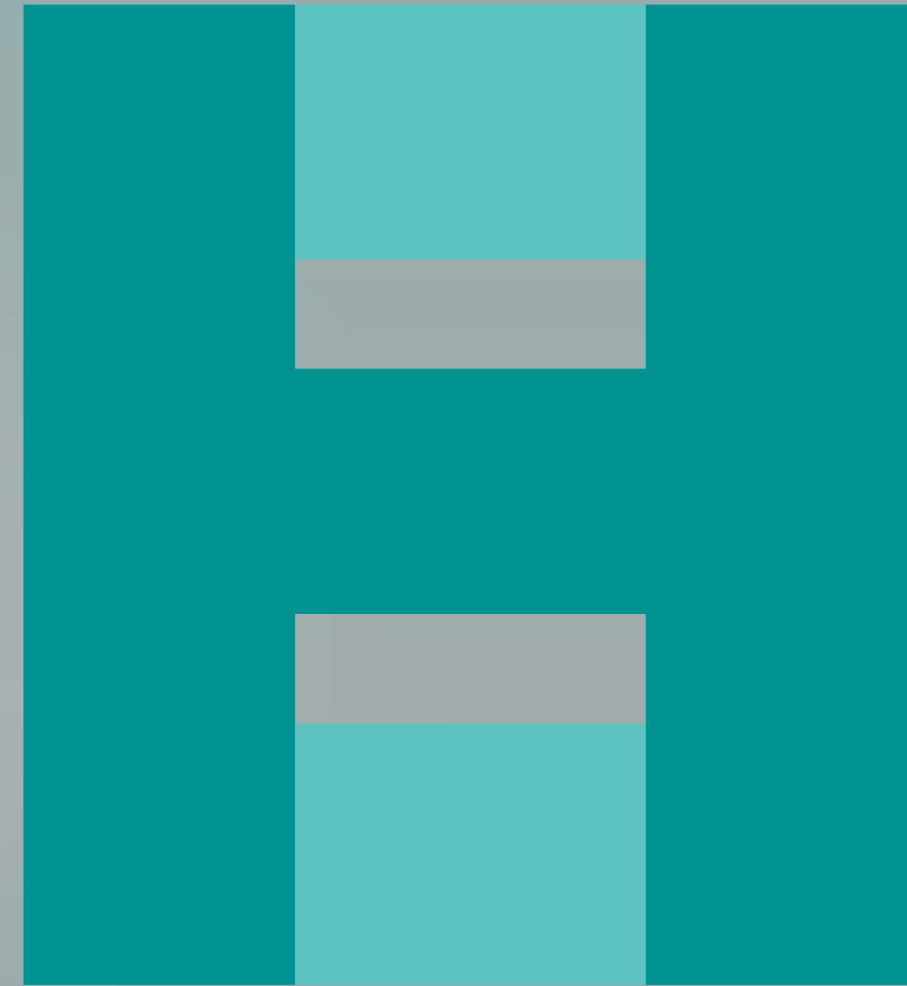
Developmental Licensee Of McDonald's in Estonia, Greece, Latvia, Lithuania & Malta



Logistics Business

Specialist logistics & support service provider with a core focus on freight forwarding and courier services





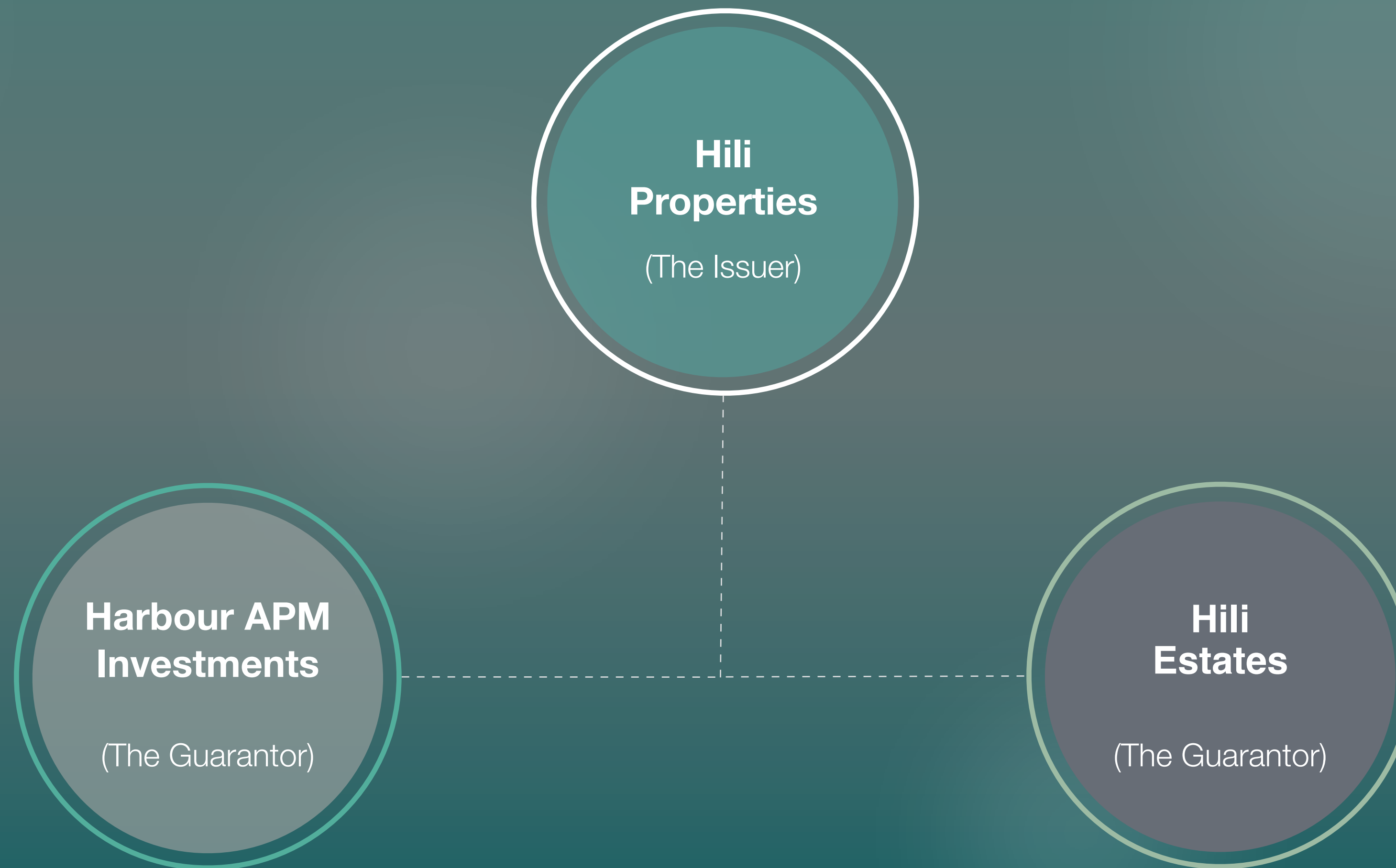
HILI
PROPERTIES

Who Is Hili Properties



Hili Properties owns and manages a strong portfolio of strategically located commercial real estate in Malta and the Baltic States. Its portfolio includes large scale office buildings, a number of mid-sized retail complexes and some key stand alone locations.

Parties Involved In The Bond





Our Model

A Single Minded Strategy



Our Portfolio - Office Blocks - 5 Locations



Our Portfolio - Restaurants - 7 Locations



Our Portfolio - Retail Spaces - 9 Locations



Our Portfolio - Development Property



Our Current Geographic Footprint

LATVIA

No. Of Properties	15
Property value	€25.4M
Annual Rental Inc.	€2.6M
Sqm	29,471

ESTONIA

No. Of Properties	1
Property value	€1.99M
Annual Rental Inc.	€105K
Sqm	1,803

LITHUANIA

No. Of Properties	2
Property value	€2.9M
Annual Rental Inc.	€245K
Sqm	3,601

MALTA

No. Of Properties	6
Property value	€34.6M
Annual Rental Inc.	€1.8M
Sqm	15,963



A Look At Our Tenant Base



Rimi

A major retail operator in the Baltic states operating 235 retail hypermarkets.



McDonald's

The world's leading quick service restaurant company occupies 7 of our locations.



K-Rauta

A leading retailer of hardware and furnishings based out of Scandinavia.

Partners

A Look At Our Tenant Base



DLV

An operator of Gaming establishments currently occupying 4 locations



Grant Thornton

A leading audit firm whose Malta HO is located in the Tower Business Centre



Regus

A multinational corporation that provides global workplace.

More To Come

Our Board



Margrith Lütschg-Emmenegger

Chairperson / Hili Properties



Karl Naudi

Managing Director / Hili Properties



Melo Hili

Director / Hili Properties



Victor Tedesco

Director / Hili Properties



Richard Abdilla Castillo

Director / Hili Properties



David Aquilina

Director / Hili Properties



Brigadier Martin Xuereb

Director / Hili Properties

Property Management Structure



Our Future...

We are looking to continue to develop our portfolio - broadening our geographic footprint and the types of properties we invest in whilst remaining focused on generating a strong return.



Our Immediate Plans



We are in discussions to acquire commercial properties estimated in excess of € 25 Million



Sale of Benghajsa
By 2018 /
2020



Projected yield of 8% & avg. unexpired lease term of 8 year



Targets include retail outlets in Romania and Greece and logistics distribution and office facilities in Lithuania

Future Geographic Growth



The Bond...

An Opportunity To Invest In A Growing Property Portfolio



Bond Details



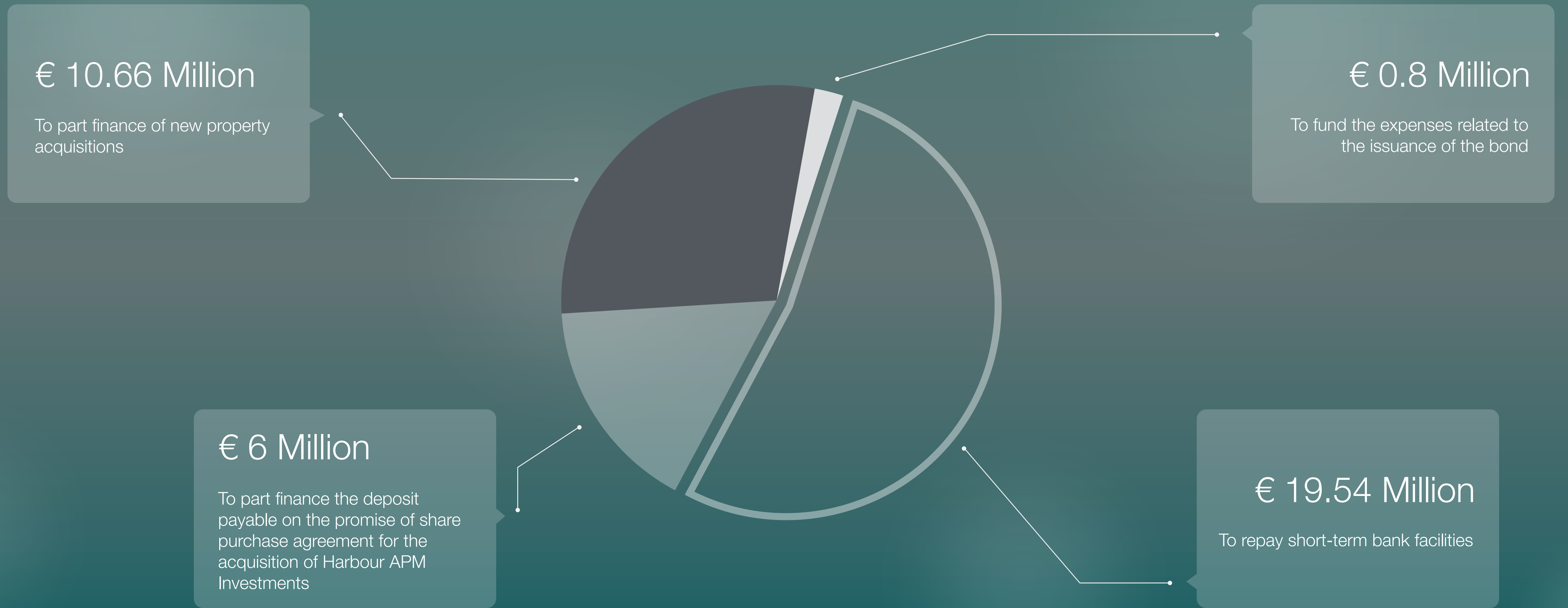
✓ € 37,000,000

✓ 4.5% Unsecured Bonds

✓ **Jointly & Severally Guaranteed**
Harbour (APM) Investments Limited & Hili Estates Limited

✓ Maturity 2025

Use Of Bond Proceeds



Allocation Policy

Hili Ventres Group Bondholders

02 Up to € 16 million shall be allocated to Hili Ventures Group Bondholders in accordance with the allocation policy as determined by the Issuer & Registrar

Hili Ventres Preferred Applicants

01 € 1 million shall be allocated to Hili Ventures Group Preferred Applicants in accordance with the allocation policy as determined by the Issuer & Registrar

General Public

03 The Remaining € 20 million shall be allocated to the General Public



24 September

Application Forms Made Available

Closing Date For Receipt Of
Applications From Preferred Applicants

5 October

7 October

Opening Of Subscription List

Closing Of Subscription List
(Earlier If Over Subscribed)

9 October

16 October

Commencement Of Interest On Bonds

Announcement of Basis Of Acceptance

16 October

23 October

Refund Of Unallocated Monies

Excepted Dispatch Of Allotment Advices

23 October

23 October

Expected Date Of Admission Of Securities To Listing

Expected Date Of Commencement
Of trading In The Securities

26 October



Our Partners



Manager & Registrar



Legal Counsel



Sponsor



Financial Advisor

THANK YOU