



SPECTRUM CAPITAL PARTNERS

London – New York – Vienna

INTELLIGENT INTEGRATED INVESTMENT

CORPORATE PRESENTATION

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Strictly confidential and for illustrative purposes only.

25bn+

MANAGEMENT & ADVISORY

10bn+

DEBT SOURCED

5bn+

DIRECT TRANSACTIONS

2bn+

CAPITAL STRUCTURED

10+

COUNTRIES TRANSACTED

Spectrum Capital Partners is a bespoke, internationally experienced, fully-integrated private equity, investment and development firm focusing on the Real Estate markets of the United Kingdom, the United States and the European Union.

As a Real Estate investment manager it combines strong local relationships, differentiated market intelligence and deep level understanding to drive international General Partner (GP) and Co-General Partner (Co-GP) investments in the living sector as well as other associated asset classes.

With a focus on risk management and downside protection, Spectrum specializes in uncovering value-add opportunities to generate outsized returns, while still maintaining a favorable risk-reward balance.

ABOUT US

PRINCIPLES

INTEGRITY

Adhering to all business, moral and ethical principles, Spectrum stands true to its word. Spectrum does not engage in business activities in which it has a vested, economic interest, in or with, opposing parties.

FLEXIBILITY

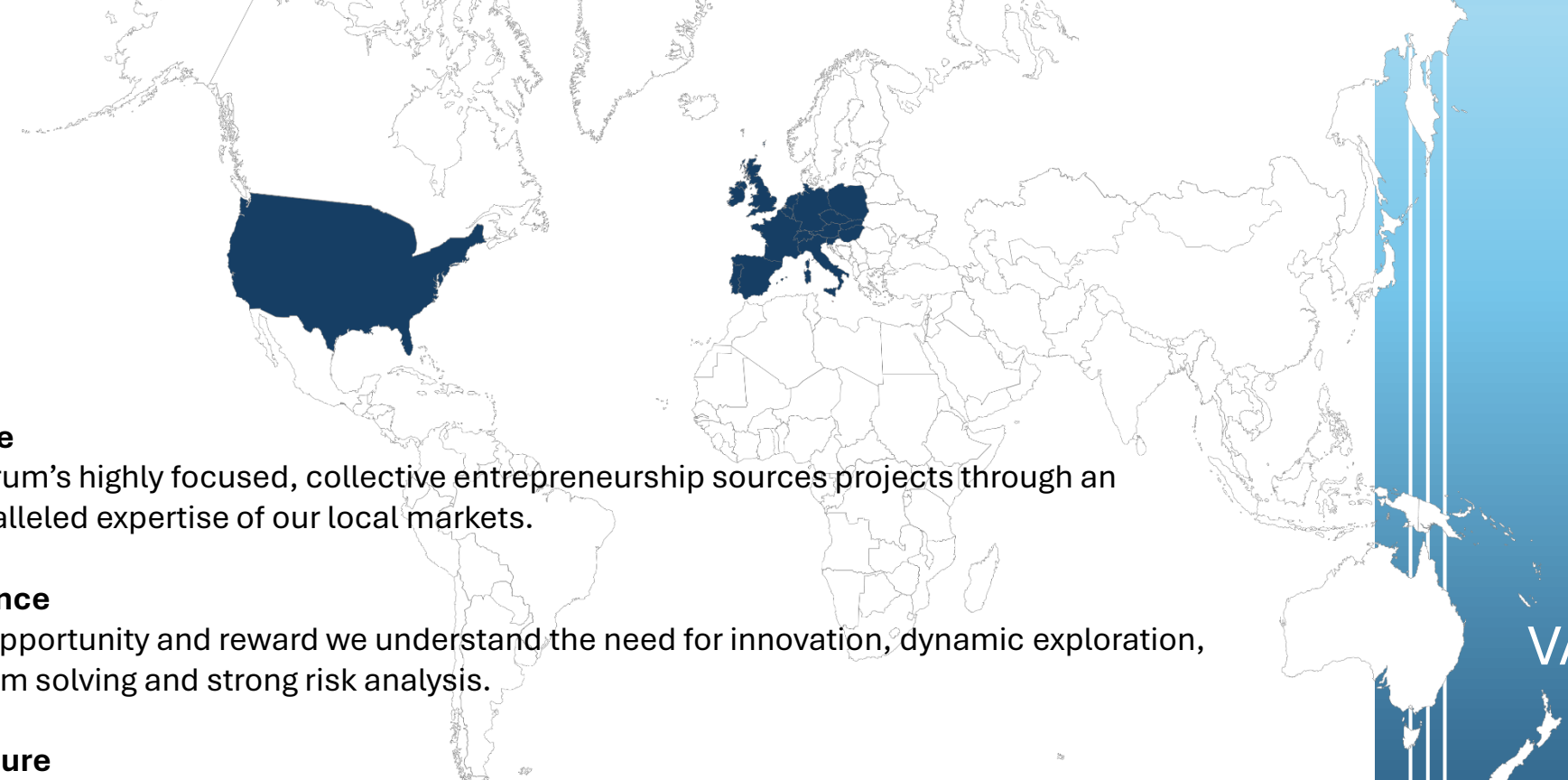
Every business situation differs and based on in-depth experience Spectrum is prepared to go the extra mile to tailor solutions where others cannot. Spectrum works within structures and with the partners that are optimal for the client.

DEDICATION

Spectrum is fully committed to most effective outcome. Spectrum always leverages on its entire network and full range of capabilities to bring the most cost-efficient and competitive solution possible.

EXPERIENCED LEADERSHIP

Spectrum prides itself on its methodical and process-driven approach through the entire deal life cycle whilst being able to step outside the box. We extend senior leadership through each project phase.



Source

Spectrum’s highly focused, collective entrepreneurship sources projects through an unparalleled expertise of our local markets.

Diligence

With opportunity and reward we understand the need for innovation, dynamic exploration, problem solving and strong risk analysis.

Structure

Disciplined, transparent procedures allow integrity at all levels and the creation of sustainable added value in the delivery of our select projects.

Invest

We invest in our people so that together we can invest in a shared success.

Manage

Through team empowerment and holistic project management we ensure optimized project delivery.

Divest

We deliver sustainable reward by ensuring strong returns and creating a lasting impact.

VALUE PROPOSITION

SENIOR MANAGEMENT



LUKAS GAMLICH
Founder, Chief
Executive Officer

Lukas has 15+ years of experience in Private Equity Real Estate and Investment Banking. He has been involved in real estate investments to an aggregate volume of over 1.5bn EUR across Europe. As Deal Manager at MK Capital, he played a significant role in the expansion of the European Commercial REIT (ECREIT) and deal managed the creation of the European Residential REIT (ERES REIT) with an initial acquisition of ca. 4,000 residential units in the Netherlands for ca. 800m EUR including its listing on the stock exchange. During his last role as Head of Investment Management Europe for LRC Group, he acquired a Paris office asset for ca. 350m EUR (financed by Goldman Sachs) and a 5,000 unit German residential portfolio for ca. 300m EUR (financed by Citigroup). Further roles include working for Societe Generale (Investment Banking Division) and LNR Partners (Starwood Capital Group).



KENNETH BARBINA
Chief Strategy Officer

KB has 20+ years of strategic business, legal and real estate experience. Throughout his career, he has played a pivotal role in executing a diverse range of transactions from commercial acquisitions to residential development and complex repositioning. As former General Counsel to prominent New York based real estate company, he deftly managed diverse corporate and real estate initiatives making him adept at navigating complex projects. KB recognized the need for more tailored solutions and founded a bespoke investment advisory agency recognized for its pragmatic insight. He also served as Managing Partner for a select family office, leading strategic project direction. His education includes degrees from The Ohio State University and Suffolk University Law School, complimented by professional certifications from ESSEC, HEC Paris, Ludwig-Maximilians-Universität and the Università Bocconi.



CHRIS HARDING
Head of Construction
and Design

Chris' background is within those of architecture and commercial and environmental design. He holds a BA (Hons) from the Middlesex University, London and has more than 35 years' experience within the broader construction industry, including over 20 years as the business founder or part owner of a variety of commercially successful companies. His experience is extensive, encompassing small scale residential development, general construction and fit-out and large-scale project management and delivery. He has completed multiple projects in the retail, residential, workplace, public and F&B/ hospitality sectors and operated across the EMEA region for several blue-chip workplace clients undertaking strategic project analysis and a troubleshooting role managing Multi-National corporate property acquisition and fit out.



**CHRISTIAN
HONAN**
Acquisition
and Operations



**TOM
BAKER**
Development and
Transaction



**RICHARD
SPOONER**
Legal



**DR. ULRICH
SCHEUERLE**
Finance



**CHRIS
BURREL**
Asset
Management



**KAREN
TRAVIS**
International
Capital

MANAGEMENT AND ADVISORY BOARD

PARTNERS



SELECTED TRACK RECORD



**RESIDENTIAL
DEVELOPMENT
NEW YORK**
\$25m GDV



**RESIDENTIAL
DEVELOPMENT
LONDON**
200 units



**HOTEL
DEVELOPMENT
BOSTON**
\$220m GDV



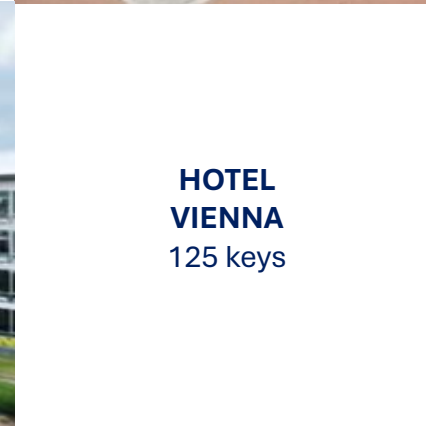
**LISTED RESIDENTIAL REIT
NETHERLANDS**
3,900 Units



**HISTORICAL
RESIDENTIAL ESTATE UK**
£85m GDV



**HOTEL
VIENNA**
125 keys



**RESIDENTIAL PORTFOLIO
GERMANY**
5000 units



**OFFICE
CAMPUS PARIS**
64,000 sqm



**OFFICE REPOSITION
NEW YORK**
69,677 sqm

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An investment in or with Spectrum is speculative, funds may be leveraged and may involve a high degree of risk. Opportunities for withdrawal/redemption and transferability of interests are restricted, so investors may not have access to capital prior to Spectrum’s termination. There is no secondary market for the interests and none is expected to develop. The portfolio, which is under the sole trading authority of the general partner/investment manager, will be primarily concentrated in equity, debt and other capital stack structures, secured loans and related instruments of issuers, in the real estate and other industries in the United States, United Kingdom, European Union or other relevant jurisdiction and this lack of diversification may result in substantial risk.

An investor should not make an investment unless it is prepared to lose all or a substantial portion of its investment. The fees and expenses charged in connection with this investment may be higher than the fees and expenses of other investment alternatives and may offset profits. The performance data set forth in this document has been computed by Spectrum and is unaudited.

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