

GATEWAY TO IRAQ'S GROWTH

The Project Investment model of Ibn-Yakteen®

Rooted in Iraq, Building for Generations.

IBN-YAKTEEN® LIMITED

Message from the Chief Executive Officer

Dear all,

Iraq is entering a pivotal phase. After decades of underinvestment, the demand for housing, infrastructure, and energy-related construction is accelerating - driven by population growth, government-backed spending, and strategic foreign partnerships. Yet, for most investors, the Iraqi market remains difficult to access safely and professionally.

At Ibn-Yakteen®, we've spent over 20 years building not just projects, but trust. We've delivered contracts for clients like PetroChina and the U.S. Army Corps of Engineers and many Iraqi governmental authorities. We understand how to navigate the real risks and how to structure opportunities in a way that protects investors, assures transparency, and delivers tangible results.

This document outlines our investment model - a disciplined, bank-backed framework for co-developing Iraq's future. Whether you're a private investor, a financing group, or a strategic partner looking to enter Iraq through a credible operator, our model is designed to give you controlled exposure, backed by verified execution on the ground.

We invite you to explore how this model can align with your portfolio and help shape Iraq's next chapter.

Adnan Oleiwi
Chief Executive Officer
Ibn-Yakteen LTD

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1. Our Project investment model: in brief

At Ibn-Yakteen®, we offer a pragmatic and opportunity-driven investment model that aligns with Iraq's infrastructure growth and the realities of construction execution. Our model is designed for flexibility, capital protection, and clarity of roles, **offering investors access to high-impact projects with structured risk management and measurable returns (Figure 0-1)**.

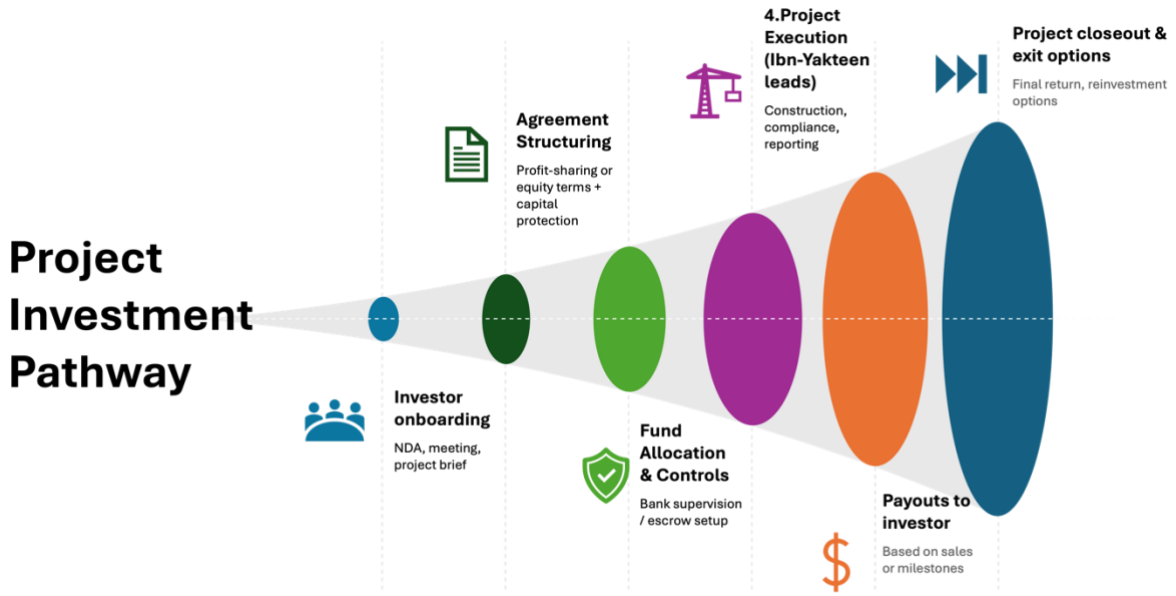


Figure 0-1: **Project investment pathway**. Our model for investors to invest in a specific project regardless of the scope.

1.1 Eligible project types

We welcome investor participation across the full spectrum of our project portfolio, including:

- Residential and commercial real estate
- Oil & gas infrastructure
- Road and bridge construction
- Water systems and energy installations
- Public service facilities (e.g. schools, hospitals)

1.2 Investment Structures

Investors may engage through either:

- **Profit-Sharing Agreements**: Fixed percentage of project net profit
- **Equity Participation**: Ownership stake in project vehicles

The structure is defined by project type, scale, and investor preference, and is formalized through binding contracts before fund deployment.

1.3 Capital Protection & Risk Allocation

We negotiate protective mechanisms on a case-by-case basis to ensure investor capital is safeguarded. These mechanisms may include:

- **Bank-managed fund supervision**, which means that the money goes through a bank that monitors disbursement.
- **Escrow release systems**, which means that the funds are tied to milestones achieved in the construction project
- **Insurance-backed guarantees**, which means some risks are covered externally. This will be implemented where applicable

These measures ensure transparency and performance-based fund utilization.

1.4 Ibn-Yakteen's role

We typically act as the **main contractor and project executor**, responsible for all operational delivery, financial control, and vendor management. Our deep local knowledge, operational discipline, and lean management allow us to maximize output and minimize waste, reducing risk for our investors.

1.5 Land & Regulatory Management

We fully handle all aspects of project mobilization:

- Land sourcing or coordination with public entities
- Licensing, legal registration, and environmental permits
- Engagement with Iraqi authorities

This reduces investor overhead and shields them from unfamiliar regulatory landscapes.

1.6 Minimum Investment Threshold

- **Minimum entry:** $300,000
- **Typical range:** $300,000 – $2,000,000
- **Maximum participation:** Determined by the project's total capital requirement

For example, a $30 million project may accommodate up to $30 million in investor participation, subject to strategic alignment.

1.7 Returns and Exit Timeline

- **For revenue-generating projects (e.g., residential sales):** Returns are distributed incrementally based on sales of residential units.
- **For contract-based construction projects (e.g., roads, infrastructure, oil and gas):** Returns are tied to construction milestones or monthly disbursements, depending on the project owner's payment structure.

We align investor payouts with our own receivables, ensuring transparency and pace, and we optimize payout velocity through strong contract management.

2. How the model works

We offer investors a structured, secure, and flexible pathway to participate in Iraq's expanding construction and infrastructure market. The process is designed to maximize transparency, minimize friction, and align investor objectives with national development needs.

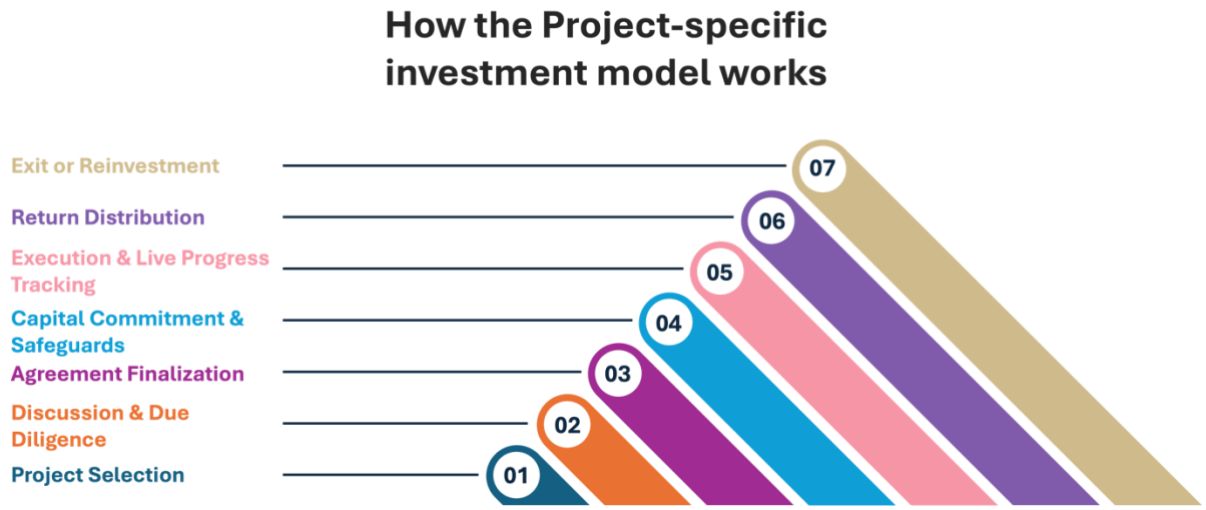


Figure 0-1. Project investment model process.

2.1 Project Identification

We primarily present pre-vetted, shovel-ready projects sourced through our network of clients, government entities, and sector partners. These range from large-scale housing developments to industrial and infrastructure builds. Investors may also propose their own projects, subject to evaluation. Our flexibility ensures alignment with both national priorities and investor interests.

2.2 Investor Engagement & Due Diligence

Following initial discussions, we provide comprehensive documentation, including project scopes, financial projections, execution timelines, and risk analyses. Due diligence is both a collaborative and iterative process, with room for independent review and third-party assessments. We prioritize clarity and will never rush partners into agreements without full understanding.

2.3 Agreement Structuring

All agreements are negotiated on a case-by-case basis and signed directly with **Ibn-Yakteen for Trading & General Contracting LTD**, not through a subsidiary or third party.

The terms will reflect the project scope, capital structure, and risk allocation agreed upon during preliminary engagement.

2.4 Capital Deployment & Oversight

While full upfront capital is ideal, we allow phased deployment under specific conditions. In all cases, funds must be fully secured in an agreed channel, whether held in escrow, in a third-party financial institution, or by Ibn-Yakteen under clearly defined withdrawal protocols. These mechanisms ensure project continuity while respecting investor safeguards.

2.5 Execution & Milestone Monitoring

Once execution begins, investors receive regular milestone reports, financial statements, site photos/videos, and real-time access to our **Investor Portal**, where progress can be tracked 24/7. If desired, we welcome third-party auditors or on-site visits for independent milestone verification.

2.6 Return Distribution

Returns are calculated by Ibn-Yakteen's internal accounting team, with full transparency. Investors are free to appoint their own accountant to verify figures. Profit distributions are made in the currency of original investment, unless otherwise agreed.

2.7 Exit or Reinvestment Options

Investors may reinvest their profits into future Ibn-Yakteen projects - **a process we strongly encourage and support**. Early exits are possible, depending on prior agreement and project status, and will be governed by the terms defined in the contractual framework.

3. Key Safeguards & Risk Management

Our approach balances legal clarity, operational transparency, and risk-sharing mechanisms that reflect real-world construction dynamics in Iraq.

3.1 Legal Protections for Investors

- **Governing Law**: Unless otherwise agreed, investment agreements are typically governed under Iraqi law. For international investors, we are open to incorporating additional clauses that reflect their home jurisdiction or preferred legal frameworks.
- **Dispute Resolution**: We welcome the inclusion of arbitration clauses (whether through Iraqi commercial courts or internationally recognized forums (such as the ICC or DIFC) - as mutually agreed during contract finalization.
- **Delays & Underperformance**: While construction delays and operational hiccups can occur, we are committed to fair, good-faith collaboration. Where delays or failures are attributable to Ibn-Yakteen, penalties or compensatory clauses can be pre-agreed and written into the contract.

3.2 Risk-Sharing & Guarantees

- **Project Guarantees**: Depending on the nature of the deal, financial and legal guarantees are discussed during structuring. Our model prioritizes working with project owners who provide robust guarantees themselves—these, in turn, protect both us and the investor.
- **Performance & Insurance**: When appropriate, projects may be backed by performance bonds, professional indemnity, or insurance instruments. These vary by project scope and are always disclosed prior to investor commitment.

3.3 Oversight & Reporting

- **Auditing**: Investors may commission independent audits at their own discretion. Ibn-Yakteen will cooperate fully with such audits and provide access to financial records relevant to the investment.
- **Reporting**: Each investor will be granted secure access to a dedicated investor portal with real-time updates, milestone tracking, and document storage. Training will be provided upon onboarding.

3.4 Currency & Repatriation

- **Currency Matching**: Investments and returns are denominated in the same currency as the original capital - typically USD.
- **Transfer Fees**: Any international remittance or conversion fees incurred when returning profits to the investor will be borne by the investor. These costs are disclosed in advance and built into the financial model when possible.

4. Use Cases & Project Types

Ibn-Yakteen operates across a wide spectrum of construction and infrastructure domains. Our investor model is designed to be versatile, allowing participation in a variety of projects with high-impact potential.

4.1 Project Categories

We welcome investor participation in nearly all of our active and upcoming project types, including:

- Residential compounds and housing developments
- Infrastructure and roadworks
- Civil works in the oil & gas sector
- Government-backed and institutional projects
- Pre-cast or fast-track modular construction

4.2 Project Selection & Access

All project selection and feasibility assessments are managed by Ibn-Yakteen's executive and technical teams. While we welcome ideas and suggestions from investors, operational control remains centralized to ensure quality and timely execution. Investors may be invited to attend financial briefings and strategic meetings for the projects they are involved in.

4.3 Why These Projects

Our projects are uniquely positioned to offer solid returns due to a number of operational advantages:

- **Established Government Links**: Our strong reputation and decades of project delivery across Iraq ensure smoother permit processes and faster mobilization.
- **Lean Cost Structures**: With in-house engineering, logistics, and procurement expertise, we maintain low overheads and avoid cost leakage.
- **On-the-Ground Intelligence**: Our teams understand the real risks and dynamics of working in Iraq, from supply chain realities to contractor behavior, allowing us to de-risk execution better than most.
- **Strategic Partner Network**: We leverage long-standing relationships with suppliers, subcontractors, and even clients - ensuring predictable execution and strong deal flow.

5. Partner Profiles We Work With

We welcome a wide range of investor types, from regional financiers and diaspora Iraqis to local investors, family offices, and capital partners seeking exposure to Iraq's expanding infrastructure and housing sectors.

We align best with partners who are pragmatic, growth-oriented, and open to long-term strategic value in the Iraqi market. While we remain flexible in structure, we prioritize those who understand or are willing to learn about Iraq's unique operating landscape and emerging potential.

Note: We do not engage with politically affiliated investors or partnerships that could compromise neutrality, governance, or operational stability.

6. How to Engage with Us

We follow a clear, structured onboarding process to ensure transparency, legal clarity, and aligned expectations:

1. **Initial Review**: You receive a concise investment brief with proposed opportunities.
2. **Introductory Call**: A short strategy session to explore alignment and interest.
3. **NDA Execution**: A mutual confidentiality agreement to enable detailed discussions.
4. **Due Diligence**: Review of project-specific documents, capital flow, and expected returns.
5. **Proof of Funds**: Confirmation of investment capability, aligned with the project size.
6. **Structuring & Agreement**: Investment terms are finalized and formally executed.
7. **Launch**: Capital is deployed and progress is tracked through our investor portal.

Typical onboarding takes around **30 days** post-agreement, depending on complexity and investor readiness.

7. Final remarks

At Ibn-Yakteen, we understand that every investment decision is built on trust, clarity, and execution. Iraq today offers rare first-mover advantages in infrastructure, housing, and strategic development - **but success here requires local depth, operational control, and disciplined delivery. That's exactly what we offer.**

We invite serious investors to engage directly with our leadership team, evaluate upcoming projects, and join a model designed to de-risk capital and maximize value.

For a conversation that moves beyond theory - we're ready.