



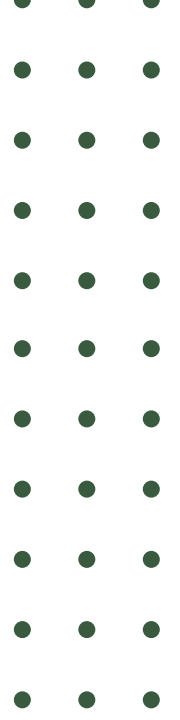
MAMLUK
HALAL
INVESTMENT

OVERVIEW

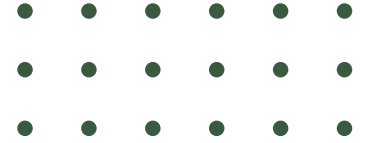


Objective

To Provide A Shariah-compliant
Passive Real Estate Investment
Product



TRADITIONAL VS SHARIAH INVESTMENT MODEL



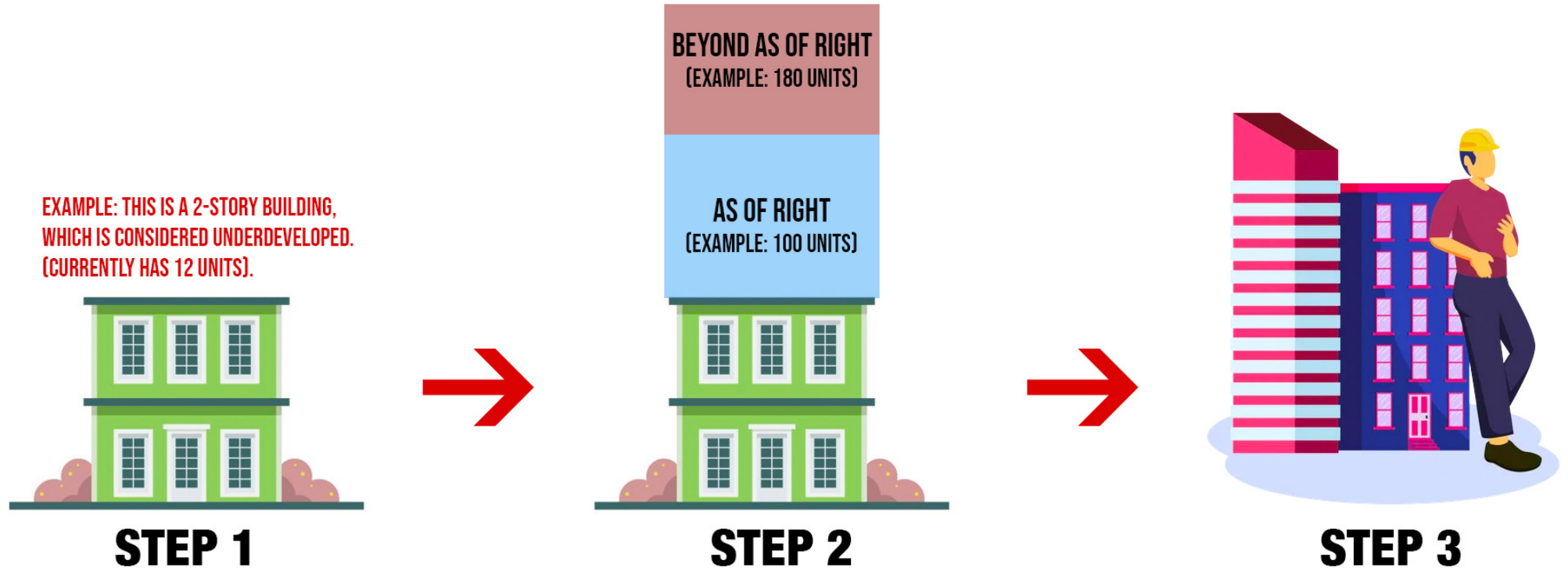
Traditional Real Estate Fund

- **Loan based**
- **Fund charges 8-12% interest rate to the Operator**
- **Returns to investors average 5-8%**
- **Fund takes security in the property to hedge risk**

MHI Shariah Compliant Real Estate Fund

- **Investment based**
- **Returns to investors are 12-15%**
- **Profit-Share model**
- **Fund takes security in the property to hedge risk**

Real Estate Operation



1. An "Underdeveloped" property owned by an organization or individual which lacks the expertise or capital to utilize the **"As of Right"** (See definition) approved zoning for that location. It requires architectural designs, traffic studies, environmental studies, engineering and legal guidance, etc., to utilize the **"As of Right"**.
2. Griffin Partners invests initial capital to determine current property value, existing zoning and codes as well as all legal matters surrounding the subject property.

1. Griffin Partners enters in Joint Venture with the existing property owner in an LLC which holds the deed & title.
2. Griffin Partners employs investor capital from the MHI Fund to initiate and complete architectural, environmental, engineering and legal requirements to obtain necessary approvals from the variety of municipal boards. MHI holds a security interest in the underlying property.
3. With third party aspects completed, Griffin Partners' real estate legal counsel seeks additional incremental allowances from various municipal boards knowing that the "As of Right" is a minimum right.

1. Griffin Partners identifies buyers from a pool of known local, regional and national credit worthy developers, through their connectivity, who then bid for the now fully approved property at market price.
2. Profits from the sale are allocated back to MHI Fund so investors can receive their returns first, and then to the joint venture LLC.



INVESTMENT STRATEGY



Market Identification

To seek out commercial property joint ventures in and around the cities of Newark and Jersey City, NJ which can be zoned for a large-scale real estate development. In most cases, the owners of the properties are not fully aware of the actual zoning value of the properties.



Improve Asset

Utilize longstanding partnerships with professionals who have local market knowledge and expertise to acquire necessary approvals to make the asset "shovel-ready" (such as zoning approvals, architecture plans, traffic studies, feasibility studies, etc.)



Monetize Asset

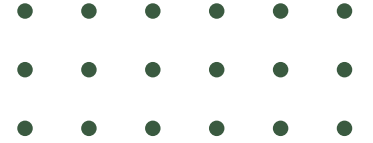
With approvals in place, the value of the asset will increase. The asset will then be sold to a large regional/national developer at a premium. In the event, the approvals are not granted, the property can be liquidated at the "as of right" approval.



Property Acquisition

Acquiring properties or entering into joint ventures with commercial property owners that meet the criteria for redevelopment.

”AS OF RIGHT”

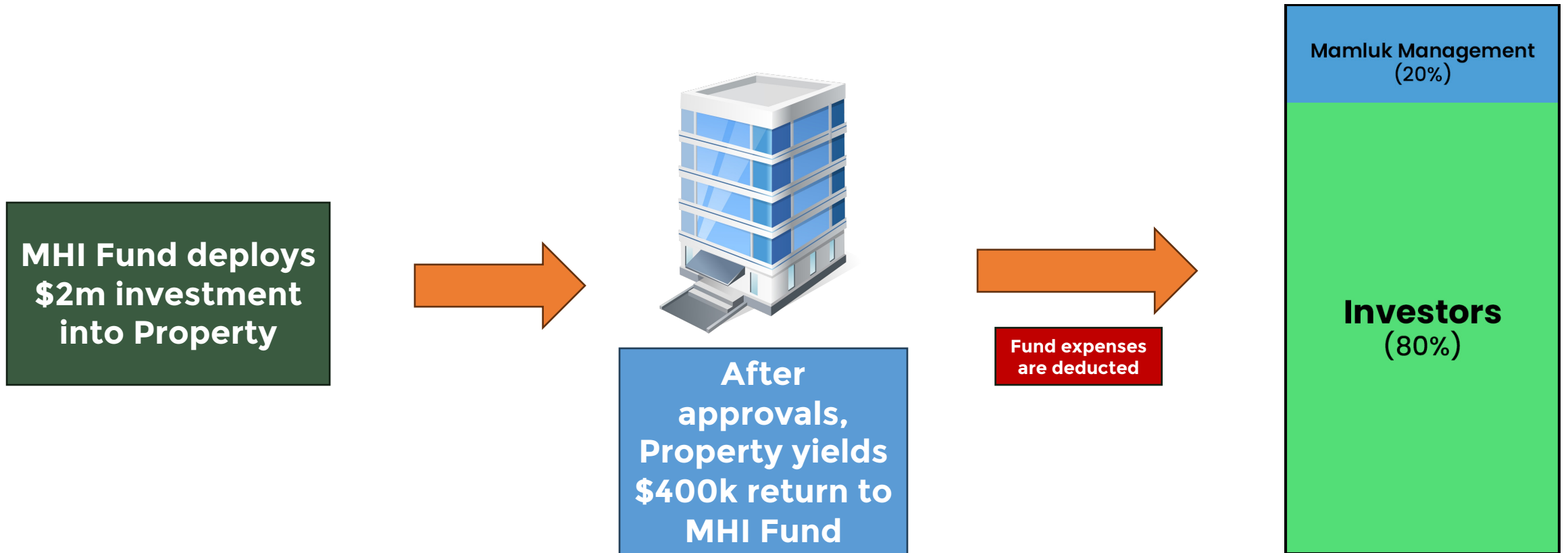


In simpler terms, when a zoning ordinance says you can do something on a piece of land without needing special permissions or approval from a local zoning board, it's called "as-of-right" development.

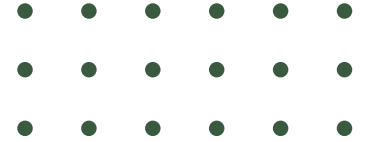
If what you want to do follows all the rules and regulations set by the city (like size, type, and other requirements), you can get a permit to go ahead with your project.

Getting approval for an "as-of-right" development is kind of like following a clear recipe - the city officials don't have much choice or discretion; they just have to make sure you're following the rules in the ordinance.

Sample Deal Process



MARKET OVERVIEW



SHARIAH COMPLIANT INVESTING



The shariah compliant passive investment market is underserved.



Specifically in the real-estate investment market, there are almost no shariah compliant products that offer meaningful returns.

RETIREMENT ACCOUNTS

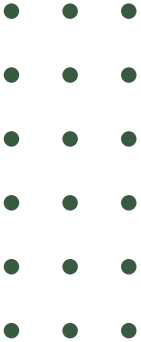


Most tax-deferred retirement accounts are underperforming in the current market.



Self-directed IRA accounts can be used to invest in private placement without penalty.

INVESTMENT STRUCTURE



Shariah Compliance



The structure will be a *wakala* model.



A Shariah-compliant *wakala* agreement will be incorporated into the limited partnership agreement.



A Delaware limited partnership will be created with the general partner acting as the *wakil*.

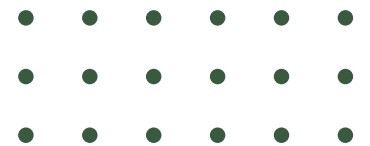


The *wakil* will enter into a Shariah-compliant *wakala* agreement with vetted and approved operators who will identify properties that meet the investment criteria.

INVESTMENT STRUCTURE



A ***Wakala*** is a Shariah-compliant contract, under which a depositor (***muwakkil***) appoints another to act as its agent or to manage an investment on its behalf. The investment manager or agent (***wakil***) is entitled to a pre-agreed fixed fee and/or a fee calculated as a percentage of the net asset value of the investment.

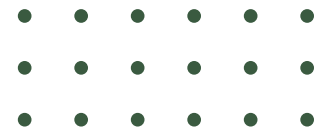
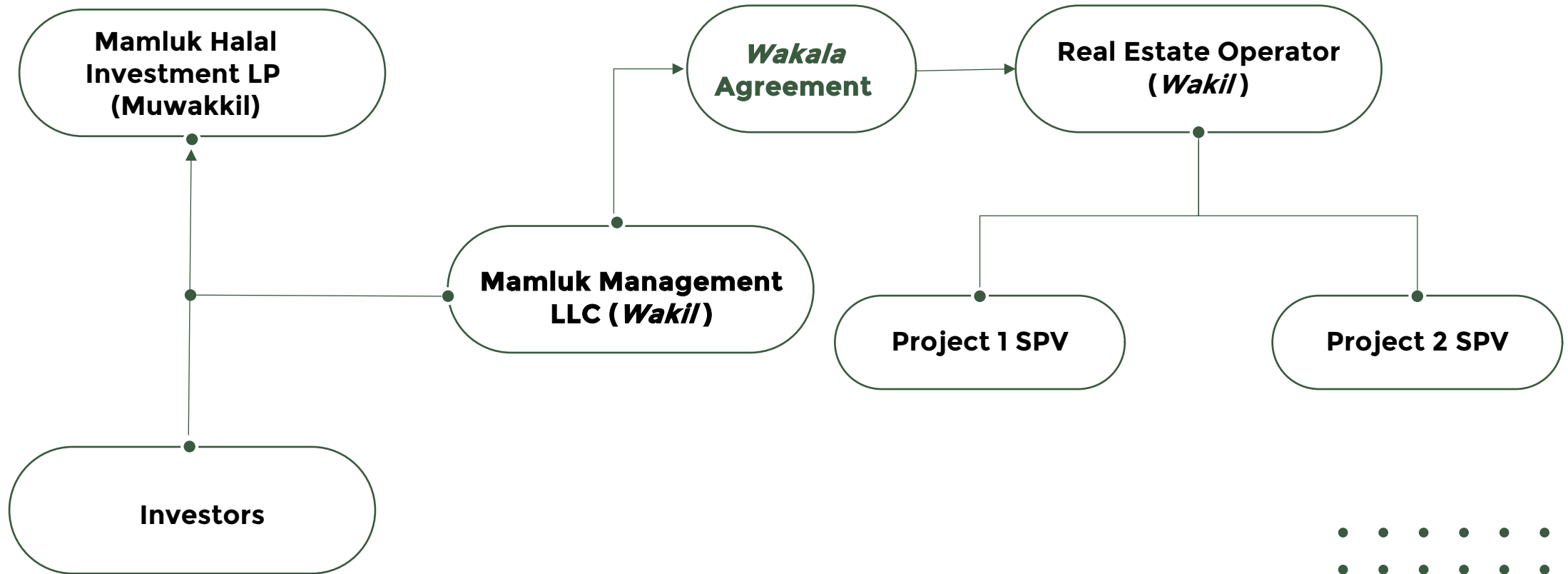


INVESTMENT STRUCTURE

01. The investment will be offered as a private placement under Rule 506(c) of Regulation D
02. The investment vehicle will be capped at **\$20 million**
03. The investment will be available to only accredited investors under Rule 501, which includes:
 - › Individuals with a net worth of **\$1 million** (excluding primary residence)
 - › Individuals with an income of **\$200,000** or household income of **\$300,000**
04. Minimum investment amount will be **\$50,000**



INVESTMENT STRUCTURE



INVESTMENT STRUCTURE



Term

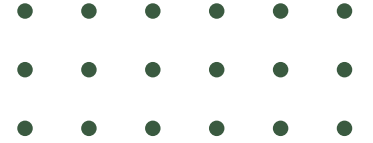
- › The investment strategy will be to hold properties short-term (roughly 300 days per property)
- › There will be an investor lock-in period of 15 months whereby proceeds from one property will be rolled over into the next deal to compound returns
- › At the end of the third year, the investment vehicle will dissolve and return all principal and profits to investors



Projected Returns

- › In a Shariah-compliant structure, returns cannot be guaranteed as they are tied to actual profits, which are purely speculative
- › Given the investment strategy, the investment vehicle is projected to return approximately 12%-15% per annum on investment

KEY INDIVIDUALS



Mamluk Management LLC



Salim Patel



Tariq Hussain, Esq.



Shahroz S. Ahmad, Esq.

Griffin Partners

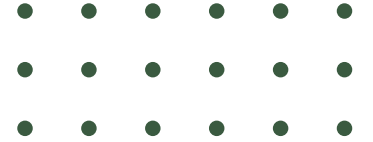


**Philip
Seligmann**



Glenn Miller

KEY INDIVIDUALS



› Philip Seligmann

Philip started his banking career when he joined Morgan Stanley & Co. His early years in banking involved commodity trade finance, international gold arbitrage and corporate hedging. In 1990 Philip joined Merrill Lynch & Co and was responsible for commodity swaps and asset backed securitizations. While still at Merrill, Philip created the Merrill Lynch Commodity Finance division which was funded entirely through offshore non-US banks. In late 1995 he left to build his own structured finance boutique retiring from the business in 2006 after funding more than \$10 billion of transactions. Mr. Seligmann began his relationship with Griffin in 2016 after he and his partners successfully brought public a manufacturing business on the London Stock Exchange in late 2014.

› Glenn Miller

Glenn has spent a career in commercial real estate finance spanning over four decades. As a banker he was involved in secured lending, whether as a credit analyst/underwriter, a lender, or on the management side of banking having run numerous bank funding groups. Executive titles he has held include: Chief Credit Officer and Chief Mortgage Officer, both at local community banks based in Metro New York

› Tariq Hussain, Esq.

Tariq has over a decade of experience dealing in corporate law, complex civil litigation, and securities regulations. He has worked on complex, multidistrict litigation such as In re Terrorist Attacks of September 11, 2001, SDNY. In addition, Tariq has represented real estate funds and small private companies in preparing private offerings under Regulation A+ and Regulation D. Tariq also has experience in international trade and foreign investment. Tariq is the Co-Founder of Mamluk Enterprises, a full-service business consulting firm

› Shahroz S. Ahmad, Esq.

Shahroz has a strong background in corporate law and intellectual property. Shahroz focuses primarily on corporate structuring for start-ups, contract negotiation, and strategic contract drafting. He has also specialized in building start-up companies and developing corporate structures for businesses. Shahroz has focused on commercial asset acquisition and commercial leases. Shahroz is the Co-Founder of Mamluk Enterprises, a full-service business consulting firm.

› Salim Patel

Salim serves as the Managing Director at NU World Title and provides Title Insurance services in New Jersey, New York, and Florida. He has served as a Councilman and on the Board of Education in Passaic County. Salim is also Chairman of the Board at SMILE for Charity, a 501c(3) non-profit organization.

ADVISORY



Imam Safwan Eid
Religious Advisor

Mamluk Halal Investment is proud to announce that Imam Safwan Eid has joined the team as a religious advisor.

Bio.

While studying at the University of Massachusetts, he became the Executive Director and associate Imam of the Islamic Institute of Boston. He also became the Youth Director at the Islamic Society of Boston Cultural Center under Imam Suhaib Webb and later became an instructor for New Muslims under Shaykh Yasir Fahmy. During his tenure in Michigan he served on the Michigan Imams Council, co-founded Interfaith Saginaw, and instituted a beautiful culture of service and scholarship for his community. In 2020, he completed his Masters in Islamic studies and leadership from Bayan Graduate school. In 2021, he became the Director of Religious Affairs at the Muslim Center of Greater Princeton. Imam Safwan is currently, the Resident Scholar and Executive Director of The Muslim Center.