

EUROASIAN

38 Gloucester Road, Wan Chai, Hong Kong, PRC +852 3017 0530
352 Kent Street Sydney NSW 2000 AUSTRALIA +61 2 9475 4424
560 S. Winchester Blvd, San Jose, CA 95128 USA+1 415 358 4774
deanwentworth@euroasian.com

PROGRAM SBLCMC

NON-REPAYABLE CAPITAL

<i>Facility Purpose</i>	To fund financially viable real estate, completed or to be built.
<i>Provider</i>	Luxembourg Private Investor.
<i>SBLC Issuer</i>	Major U.K. based Banking Institution that issues a SBLC for double the value of the required capital sum.
<i>Facilitator</i>	Luxembourg based company that arranges the above referenced SBLC. 65% of the SBLC is drawn down, 15% of which is deducted at source to cover the leasing cost of the SBLC, all administrative costs and all intermediary fees. The balance, 50%, (the Net Capital Sum) is advanced to the Applicant on a non-repayable basis subject to the below terms and conditions.
<i>Interest Rate</i>	3.5% of the Net Capital Sum, payable 12 months from the closing.
<i>Required Equity</i>	30% of the subject Project, held by The Westerly Mortgage Trust of Hong Kong (Westerly), in trust for a Luxembourg Private Investor.
<i>Closing Details</i>	Net Capital Sum paid into a Luxembourg bank account that the Facilitator will open in the Applicant's name.
<i>Closing Time</i>	1 month following the payment of the Facilitator's charges.
<i>Costs</i>	<u>Euroasian's Due Diligence Charges</u> Non-refundable sum of € 70,000 inclusive of time and travel related costs associated with Westerly securing on behalf of the Luxembourg Private Investor (the Investor), the 30% equity position. Applicant to supply current Project Feasibility Study or Appraisal Report. <u>Facilitator's Charges</u> \$25m-\$100m Net Capital Sum, \$115,000 \$101m-\$250m Net Capital Sum, \$195,000 \$251m-\$500m Net Capital Sum, \$250,000 payable upon execution of Agreement to provide the SBLC. An additional charge of \$15,000 is payable for opening the Luxembourg bank account, all refundable in full if the SBLC is not issued.
<i>Note</i>	Should the Applicant not have the required sum to meet the Facilitator's Charges, but has at least \$115,000 to cover a project in the \$25m-\$100m range, the Applicant could request to draw down the sum of up to \$100 million, a number of times however in that event, each draw-down would be considered as a separate transaction and therefore attach the interest rate of 3.5% for 12 months. In such instance, there would not be a further charge by Euroasian in respect to securing the Investor's equity position. Larger loans than the above noted \$250,000 are available in which instance Euroasian will provide a quote as to the Facilitator's Charges.