

evrenselgy.com



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About Us

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Values

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Strengths

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How We Do

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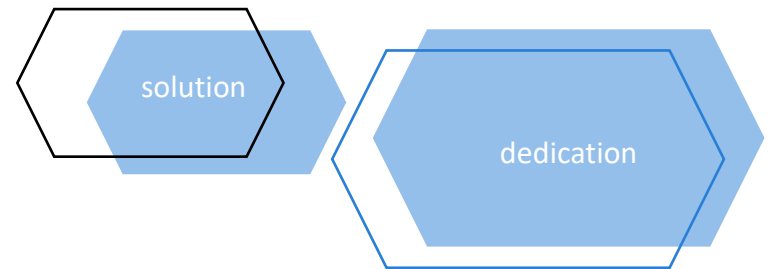
Capabilities

# Evrensel Ltd.



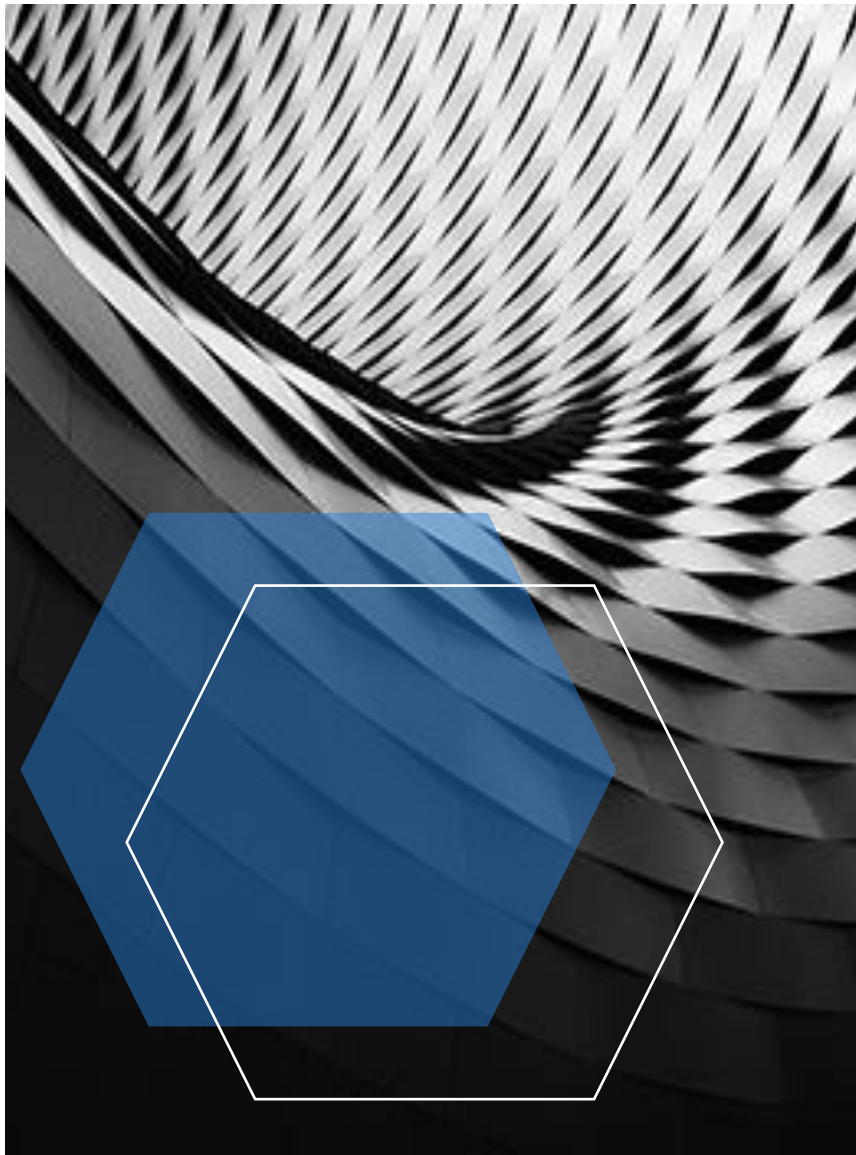
## ABOUT US

- Evrensel Ltd. is a boutique investment house focusing on Asset Management, Investment Management and Private Equity Real Estate Investments.
- For more than 15 years, we have been delivering investment services that achieve exceptional risk-adjusted returns for primarily core, core+ and value-add assets.
- Since 2009, we have built a vertically integrated company that encompasses investment, asset, development, and property management.
- Our team is comprised of approachable experts who think outside the box who have bought, sold, operated, built and lease real estate assets across cycles and in each of our core markets.
- Our culture starts at the top—a collaborative, entrepreneurial spirit, combined with integrity and a deep sense of fiduciary responsibility.
- Evrensel Ltd. is a real estate investment advisor that utilizes its extensive experience in real estate and corporate finance to provide customized capital solutions on behalf of institutional and private investors for acquisition, re-capitalization and development of all real estate asset classes.



- Through constant interaction with a variety of institutional capital sources, Evrensel Ltd. understands their investment preferences and can efficiently and effectively match capital with a specific transaction and sponsor, thus saving our costumers' time by streamlining the capital raising process.
- Evrensel Ltd. is rigorous custodian of capital, deploying it when we have conviction that we can deliver lasting value.
- We know our customer. We can never forget who we work for. Our mandate is to grow investor value safely and honorably. We put the customer at the center of everything we do. Our customer's interests come first.
- We are long-term thinkers, focused on helping our investors to build a better tomorrow.
- Our customers entrust their liquid & real assets to us; to be prepared for the future. Our culture is defined by the deep sense of responsibility we feel to our customers and to each other. And we offer institutional quality for every investor who is our customer.

***We are passionate about performance.***



## VALUES

Our culture is defined by our Values – the foundation upon which we built Evrensel Ltd.

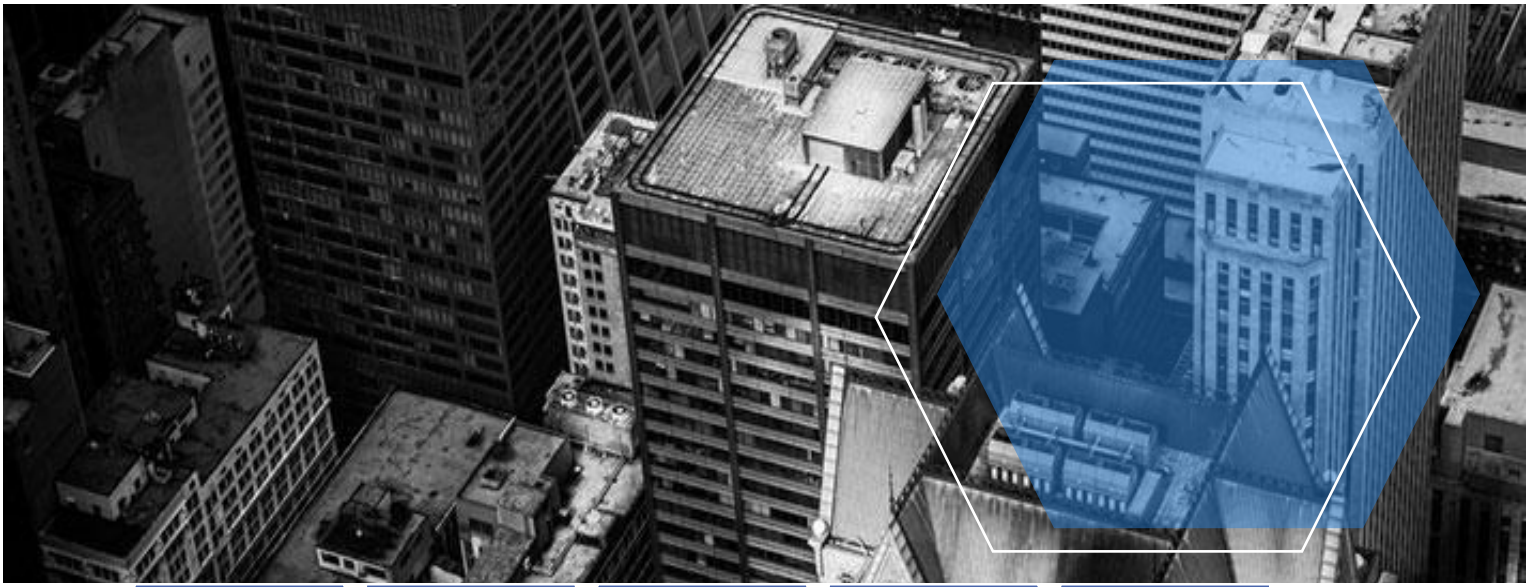
- We place reputation before the profits.
- We hold confidentiality in the highest regard.
- We value long-term relationships over short-term profits.
- We have the utmost respect for our investors and our stakeholders.
- We work collaboratively to create the best outcomes for our investors.
- As an independent firm, we have the power to avoid conflicts of interest.

## STRENGTHS

- Innovation Driven By Expertise
- Deep Sector Expertise
- Unique ability to move with scale and speed
- Strong Local Footprint
- Operational Insights
- Extensive relationships with owners, lenders, developers and intermediaries

## HOW WE DO

- We generate value through our distinct business model and deep vertical expertise, creating, sourcing, underwriting and execution advantages. Due to our deep networks and industry relationships, we have ability to learn investment opportunities before they are widely marketed. We originate most of our investments in off-market transactions.
- Although our value creation process starts with strategic planning, we achieve the outstanding result with serial operations that we carry out in harmony with all stakeholders.
- We assist our customers not in buying or selling a real estate, but in realizing long-term real estate investments as competitive creative business models operating in a sustainable eco-system with from the beginning determined and managed risks.
- We work alongside them to build new capabilities, transform business models, convert disruption into opportunity, and create outsized value.
- We operate with the ability to underwrite and structure complex transactions.
- We can advise investors on either a transactional basis or on a portfolio management basis depending on their needs. Our customers can choose between discretionary management, advisory or execution-only services.
- Our investment approach is based on a disciplined due diligence process to measure risks.
- We employ a fundamental value approach to investing and focus on select product types located in major markets. We focus on assets at compelling cost bases relative to stabilized cash flows and identifying opportunities to add value at the asset level through proactive asset management and strategic property management.
- Our asset management team is entwined with every phase of each transaction, allowing us to identify operational inefficiencies prior to acquisition and successfully execute on investment theses.
- We offer unique access to alternative strategies within private equity real estate.



Strategic Planning

Asset Management

Portfolio Creation

Buying & Selling &  
Letting

M&A

Creating Value

Deal Sourcing

Risk Management

Cross-Border  
Services for  
Corporate Investors

Turn-around  
Management For  
RE Co's.

Financial  
Restructuring

Target  
Identification

Negotiation

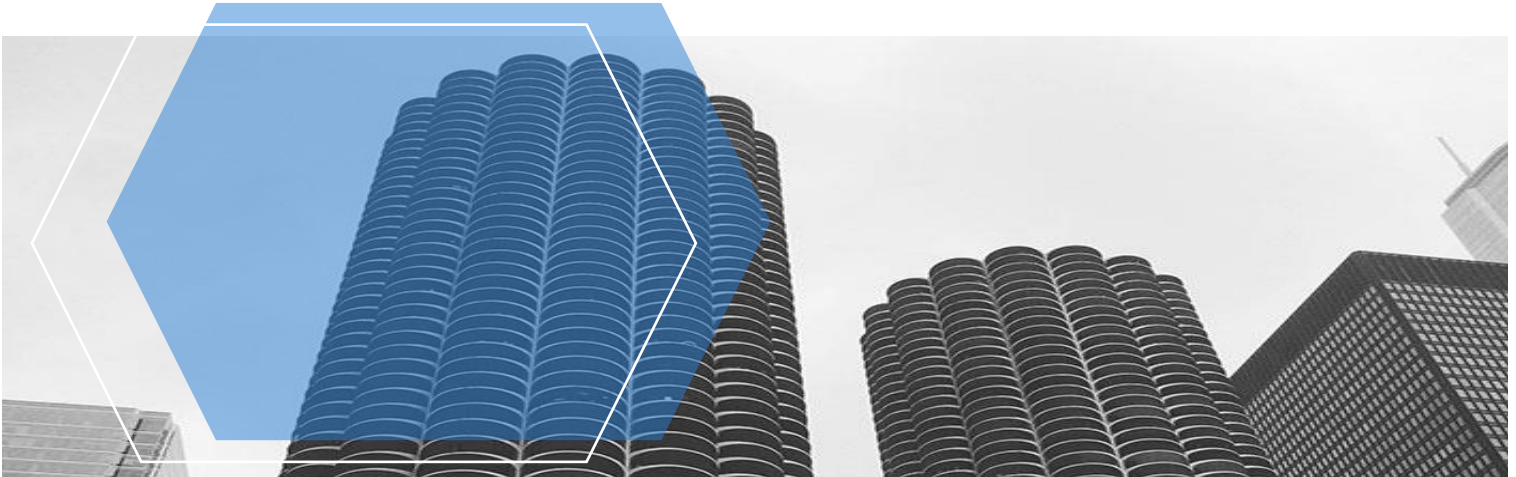
Development  
Services

Investment  
Management

Market Research

Securitization

Executive Coaching



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