

Ausvogar Norame Investment Management

Company Overview



Based on trust and integrity, Ausvogar Capital is dedicated to global asset management and intends to achieve swift and sustainable growth in assets under management.

– David Zhu
Chairman of
Investment Committee

A visionary fund manager

in Global Real Estate Funds

\$350 Million
Assets
Under Management

15+ Years
Investment Experience

10+
Investment Projects

100+
Investment Partners

Global Office

Ausvogar Capital is a multinational investment company specialized in real estate investment funds in Canada, Australia and China. Headquartered in Beijing, the company has established offices in Sydney and Vancouver, and prepared to create an office in New York.



Investment Strategies

1 Regional Diversified Investment

Invest in real estate or related markets in different cities from various countries, allocate different assets to balance different markets

2 Undervalued Investment

Discover and invest in undervalued development projects, sharing investment returns and realizing the stable and rapid appreciation of the fund

3 Value Added Investment

Reach the stable growth of fund, by holding leased properties for a period of time, by enhancing property income and property value through redevelopment and operation, or by investing such types of investment funds under Funds of Funds.

4 Counterparty

Select qualified counter-parties to establish long-term relationships, undertake risks, and share benefits, resulting in a sustainable growth of funds

5 Period Matching

Short-term funds are combined with long-term funds to grow cash flows and valuation of funds.

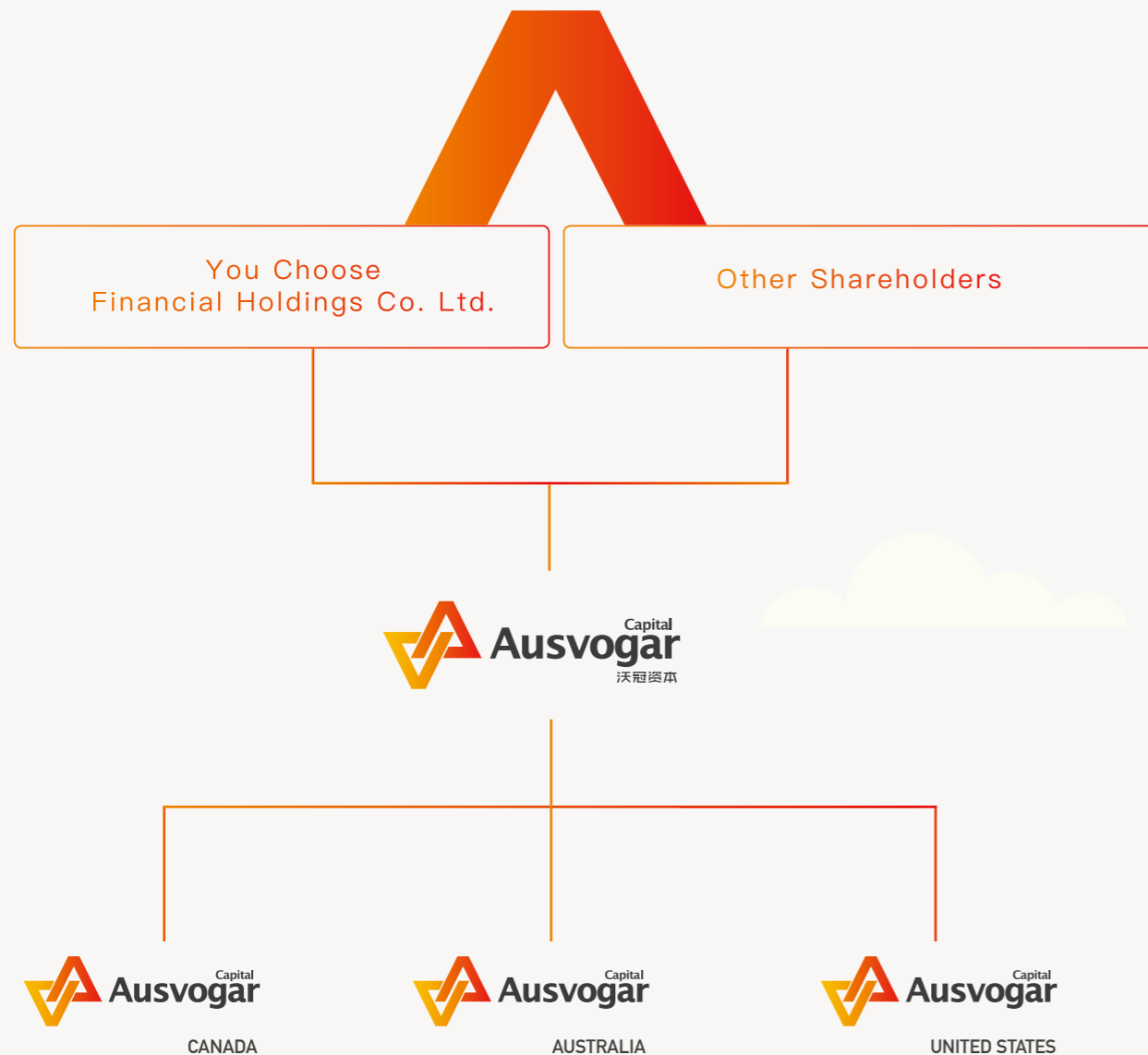
6 Type Matching

Mainly invest in debt assets, along with equity assets, to diversify risks.

Half Debt Mezzanine Debt
Preferred Equity
Equity
BEIJING SYDNEY
VANCOUVER
NEW YORK

Organizational Chart

Ausvogar Capital owns three fund management companies. It has successfully completed 10 investment projects and accumulated total assets of C\$ 350 million in total.



Compliance & License

Ausvogar Canada

Established in Vancouver, Ausvogar Norame (referred as “Ausvogar Canada”) focuses on real estate investing in Canada. Its management team is made up of professionals with over 20 years of experience in real estate investing and finance in Canada. The company creates value for clients through comprehensive investment analysis, project management and asset management.

Ausvogar China

Private equity fund manager approved by China Securities Investment Fund Industry Association

Management License **P1006807**

Ausvogar Investment Fund Management (Shanghai) Co., Ltd. (referred as “Ausvogar China”) is a private equity fund approved by China Securities Investment Fund Association. The license number is P1006807. Since its establishment in 2014, Ausvogar China has capitalized on real estate experience to integrate domestic and foreign resources, establish a comprehensive internal risk control system, and consistently adhere to the compliance management. In China, six funds have been successfully issued and registered under fund industry associations. Ausvogar Capital has enjoyed a great reputation in China and has been recognized by domestic investors.

Ausvogar Australia

ASIC Financial Regulation

AFSL License **472222**

Established in Sydney, Australia, Ausvogar Australia Investment Management Co., Ltd. (referred as “Ausvogar Australia”) is a trustee and a fund manager of its management fund. The license number is 472222. Ausvogar Australia and its established funds are regulated by ASIC (Australian Securities and Investments Commission). As a subsidiary of Ausvogar Capital, Ausvogar Australia’s management team consists of professionals with more than 20 years of experience in real estate and finance. Ausvogar Australia has created a high return for investors by investing in real estate projects in Australia, and has established a solid relationship with local developers and professional companies. The company is committed to becoming the most reliable partner for Chinese investors.



Management Team



David Zhu ChaiSuitean and President of Ausvogar Capital

David Zhu is ChaiSuitean, and President and a founding partner of Ausvogar Capital. He owns a Master degree from Beijing University of Technology, and a Master of Business from University of Wollongong, Australia. He has nearly 20 years of experience in finance and investment management. He once worked for Beijing Wantong Industrial Co., Ltd., and participated in the launch, investment and post-management of the Wantong Communication Fund and the first private industrial real estate value-added fund in China. He also leads and manages the overseas investment business of Wantong in the US, Australia and Taiwan.



Harley Yang Partner of Ausvogar Capital and Managing Director of Ausvogar Norame Ltd

Harley Yang is a Partner of Ausvogar Capital and Managing Director of Ausvogar Norame Ltd. He owns a Bachelor degree of Mechanical Engineering from Xi'an Jiaotong University. With strategic vision and corporate management expertise, he has established and operated more than ten companies. He also successfully invested in a number of companies and is familiar with cross-industry business models and resource integration.



Jack Zhao Partner of Ausvogar Capital

Jack Zhao is a Partner of Ausvogar Capital. He owns a Bachelor degree of Peking University, and an EMBA degree of Southwest University. He has over 18 years of experience in real estate investment and development. In 2007, he created United Forward to enter the Canadian real estate market. In 2016, he invested in Paragon Kelowna to develop a 23-storey apartment building in Kelowna. He also invested in One Water Kelowna to develop two high-rise apartment buildings.



Richard Cheng Partner of Ausvogar Capital

Richard Cheng is currently a partner of Ausvogar Capital. He graduated from Shandong University School of Economics and Management, majoring in business administration. From 2002 to 2012, he is committed to China's mining investment and technological transfoSuiteation projects. Since immigration to Canada in 2012, he has served as a director of the North American Eagle Holdings Group, mainly engaged in real estate investment and equity investment.



Zane Dai Founding partner of Ausvogar Capital

Zane Dai is a founding partner of Ausvogar Capital. He has a Bachelor degree of Engineering from Beijing Institute of Technology, and an EMBA degree from Tsinghua University. He served as General Manager, Chief of Asset Management, and Chief of Project Management at Wantong Holding Subsidiary. With more than 20 years of experience in real estate investment and development, he has extensive experience in real estate operation and asset disposals.



Jerry Shi Vice President of Ausvogar Norame Ltd

Jerry Shi owns double Bachelor degrees and an MBA degree from Shanghai Jiaotong University. He is also a certified Royal Chartered Surveyor. With more than 14 years of experience in real estate investment management, he managed the accumulated assets of over \$4 billion. He served as Senior Director of Fosun Group, responsible for asset management of Fosun's overseas real estate portfolio and overseas strategic investment of listed companies. He also worked at Carlyle Investment Group, the Pukai Investment Fund, and a top International Top Surveyors Office. He joins the fiSuite as Vice President, who is responsible for real estate investment and investment management in the North America.



Joy Wang Investment Analyst of Ausvogar Norame Ltd

Joy Wang owns double Bachelor degrees from Lanzhou University, and an MBA degree from University of Toronto. She has passed the Chartered Financial Analyst (CFA) Level 3 exam. She joins the fiSuite as an investment analyst, after working at Deloitte in Vancouver.



Main Business



Fund Management

The team provides clients with fund management services to protect their assets and interests.



Real Estate Investments

The team has extensive experience in real estate investment and project development management, providing investment opportunities in land acquisition, land consolidation, project development, and asset management.



Private Equity Investments

The team looks for outstanding high-quality unlisted companies, injects capital, promotes the company's development, and increase the companies' value.



Wealth Management

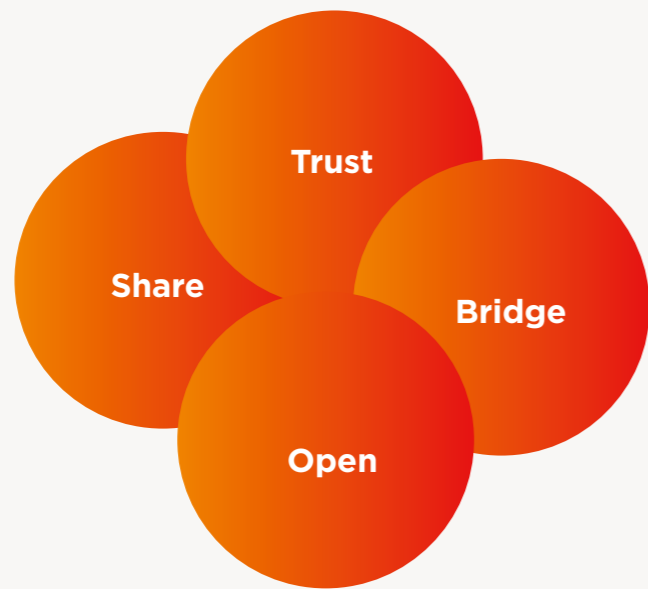
The team is customer-focused and provides financial services such as investment portfolio and financial planning to help clients achieve wealth preservation, value appreciation and inheritance.

Ausvogar Funds





Investment Funds



NO. 1

Issued in	China
Investment Direction	Equity
Term	1 Year
Hurdle Rate	18%
Status	Exited

NO. 2

Issued in	China
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	Senior Class 10% Equity Class 12.5%
Status	Investing

NO. 3

Issued in	China
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	Senior Class 9.5% Equity Class 11%
Status	Investing

NO. 4

Issued in	China
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	Senior Class 9% Equity Class 10%
Status	Investing

NO. 5

Issued in	China
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	Senior Class 10% Equity Class 12.5%
Status	Investing

NO. 6

Issued in	China
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	10%
Status	Investing

NO. 7 Jacaranda Fund

Issued in	Australia
Investment Direction	Equity
Term	2+1 Year
Hurdle Rate	8.8%
Status	Raising Funds

NO. 8 Element Value Fund

Issued in	Australia
Investment Direction	Debt
Term	A Class 1 Year+B Class 3 Years
Hurdle Rate	A Class 8 % B Class 10%
Status	Raising Funds

Ausvogar Canada Investment Projects

1 Surrey, BC Condo Development

Size 413,236 SF

Total Asset Value About C\$230M

Duration 39 Months

Status BP Application Process

Expected Gross IRR Over 18%



This project is located in the northern area of Surrey, Greater Vancouver, and adjacent to the Gateway station of the Expo Line. It is 6 minutes of walking distance and no more than 500 meters away from the skytrain station. It takes 30 minutes to reach downtown Vancouver by skytrain without any transfer.

The project is so conveniently located that you can walk to all kinds of supermarkets, banks and community service centers.



2 Condo Development Project, Cambie Street, Vancouver, BC

Number of Units 21

Total Investment Amount C\$ 7 M

Duration 42 Months

Status In Operation

Expected Gross IRR Over 10%



3 Entertainment Company Pre-Ipo

Location Maple Ridge, BC

Total Investment Amount C\$15 M

Duration 60 Months

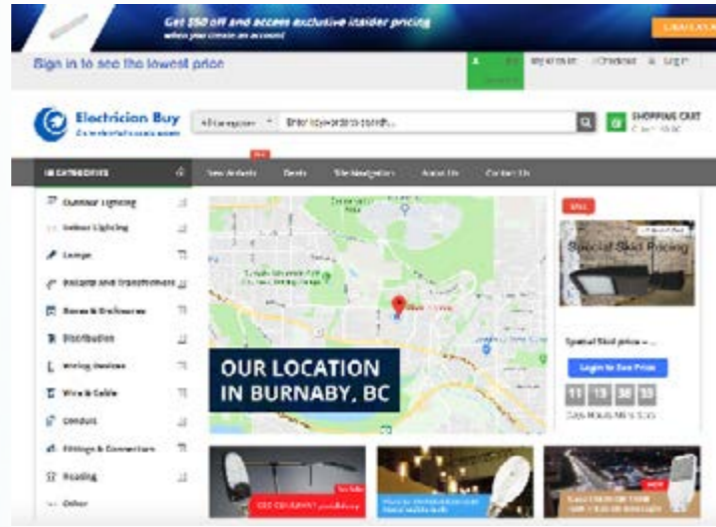
Status In Operation

Expected Gross IRR Over 18%



4 www.electricianbuy.com Investment

Location	Burnaby, BC
Total Investment Amount	C\$1.5 M
Status	In Operation
Expected Gross IRR	Over 18%

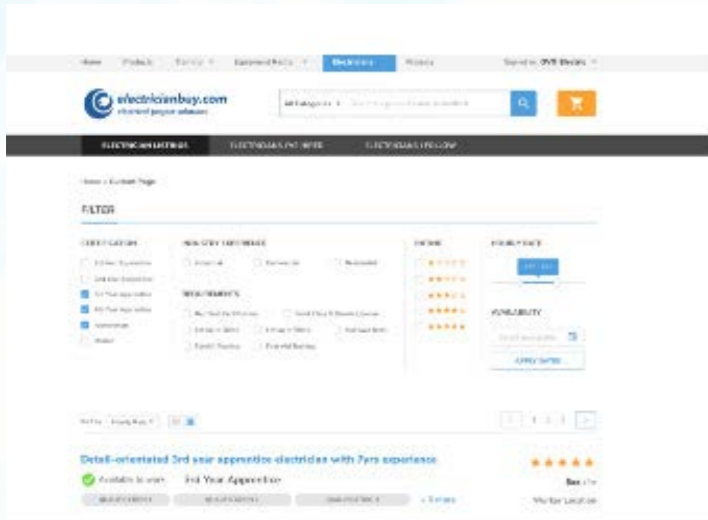


5 Surrey, BC Mix Development

Size	901,400 SF
Total Asset Value	About C\$530M
Duration	48 Months
Status	DP Application Process
Expected Gross IRR	Over 18%



www.electricianbuy.com



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