



Dolphin Capital GmbH was originally launched in 2008, uniting a group of companies that had worked together for over 25 years and have since developed a reputation as a leader in the niche market of redevelopment of Listed Buildings in Germany. Since November 2014, Dolphin Capital GmbH and its associated international partners rebranded to Dolphin Trust to allow for trademark protection of the company name, to protect our strong brand identity and to allow for further expansion of the group. Dolphin Trust GmbH offers a secured short-to medium-term investment opportunity focusing on the unique Listed Building sector in Germany. It offers clients the chance to play a part in restoring historic buildings in some of Germany's oldest cities and to give these distinctive buildings a new life. Following Due Diligence, Dolphin Trust uses special purpose companies or equivalent vehicles to develop premium apartments within Listed Buildings, which are sold to high-rate taxpaying German citizens. These citizens can avail of a unique tax break which exists in Germany on the cost of refurbishment, which makes the apartments desirable investments for them. Dolphin Trust GmbH has offices across Germany focusing on the sourcing, construction and sales of German Listed Buildings and also has a global presence with offices in the United Kingdom, Ireland and an Asia Pacific headquarters in Singapore.

Key Features of the Investment:

1. Fixed rate return of Interest
2. Secured by Registered First Legal Charge
3. Underlying asset on which the investment is secured is a German Listed Building
4. Term options for investment of 2 & 5 years are available
5. Strong track record in the sourcing, renovating and sale of German Listed Buildings

Dolphin Trust's Unique Process:

- Step 1: Listed buildings which are derelict or in need of redevelopment to meet modern standards are sourced and extensive Due Diligence is carried out on the property and locality
- Step 2: Bank Finance is secured for high-net worth German Citizens with a German Bank
- Step 3: International investment is raised
- Step 4: Listed Building or site is purchased with the investment capital
- Step 5: A Registered First Legal Charge is granted over the German Listed Building for investor security
- Step 6: Apartments are marketed and sold off-plan to German Citizens
- Step 7: Fixed returns are repaid
- Step 8: Renovation and construction work begins
- Step 9: Projects are completed and apartments are handed over to their new owners

Investment Options:

Deferred Income Option

When the *Deferred Income Option* is chosen, Investors enjoy a fixed interest rate over either 2 or 5 year terms plus Investors also receive an Interest Bonus, the amount of which is dependent on the term that is chosen. Under this *Deferred Income Option*, Investors' interest and the original capital sum invested will be returned in full at the end of the chosen term.

Invest For Income Option

When the *Invest for Income Option* is chosen, Investors enjoy the same fixed interest rate but the Annual Interest is split into two and paid out on a six monthly basis. Under this option the original capital sum invested will be returned in full to the Investor at the end of the term.