

INTERNATIONAL SHARE CREDIT UNION & TRUST (ISCUT)

CAPITAL TRUST & REAL ESTATE & INVESTMENT TRUST - US

Finance and Insurance: Commercial - Investment - Savings

Dear Sir

Currently, developing countries spend about US\$1 trillion a year on infrastructure and an additional US\$1-1.5 trillion will be needed through 2020 in areas such as water, power and transportation projects, according to the World Bank. As a fast growing segment of the Islamic finance, the Sukuk market has significant potential to bridge that gap.

This industry study assesses the demand and supply in US and European markets for an **alternative financing instrument** that will stimulate economic growth and cross-border investment. At the same time, there is a need from GCC, Middle Easterners and Asian investors for Sharia'-compliant assets in maturing economies that are often in time not economically correlated.

Gulf US Capital & Share Fund is a leading alternative Financial Services company that is focused on building dynamic, profitable, and reputable finance and investments in the Gulf Countries and US.

With the our partners INTERNATIONAL SHARE CREDIT UNION & TRUST (ISCUT) offers a broad range of investment and financing services with expertise across the energy, renewables, infrastructure, telecoms, healthcare, real estate, construction, mining & metals, commodities, agro-chemicals and retail industries.

Our Group will seek to initiate impact investments in Rent To Own Community Developments, which are secured and insured by A-rated Insurance companies and backed by 25 years rental payment term guarantees under the U.S. Government Affordable Housing Programs.

US Share Fund & Partner Investors is specialized in building a diversified portfolio of U.S. Government backed rental income producing Rent To Own Community Developments and Senior Care Facilities throughout the United States and other strategic locations worldwide. For overseas projects the Rental Income is secured by A-rated Insurance carriers.

Our mission is to provide a continuum of programs that will assist the state, city, county and global Governments meet their ongoing goals of maintaining and improving community health.

We are is specialized to build Rent To Own Communities across USA and other parts of the world combined with secured and insured Rental Income for Partners, who are looking for exceptional returns with maximum security.

Our **PPM Impact Investments In Rent To Own Communities**; The rental income is fully insured, secured and backed by Payment Term Guarantees of A-rated Insurance Companies and the U.S. Government Affordable Housing Programs, offering Real Estate Investors an exceptional ROI for up to 25 years.

Our partner, is a licensed Investment Bank and Capital Trust that intends to engage in the acquisition and development of real estate. Our Company seeks to raise maximum gross proceeds of **\$500,000,000** from the sale of Partnership Units or from the sale of Financial Guarantee Indemnity Bonds in this Offering.

100% Capital Protection - Risk Factors Eliminated Through a Financial Guarantee Indemnity Bond; US Share Fund & Capital Trust major concern is to secure its investors and their investments to 100%. For this

reason, US Share Fund & Capital Trust implemented Capital Protected Notes, where the investors capital and profit share are protected.

Investors can purchase **1 year capital protected notes**. The 1 year capital protected notes protect the principle and interest payment. Both the capital and interest is secured by cash backed **Financial Guarantee Bonds**. The Bond is held with an A-Rated US Trustee Bank.

US Share Fund & Capital Trust implemented 100% repayment warranties through **Financial Guarantee Indemnity Bonds**, in order to protect its investors from any risk. The inserted capital of investors will be placed against Financial Guarantee Indemnity Bonds and – without risk – invested into a high yielding profit share until the total amount is placed to 100%. Every Partnership Unit Holder of the Company will receive an profit share yield in this period of at least either 3% to 5% guaranteed, based on amount contributed a year.

Our Group will seek to initiate impact investments in Rent To Own Community Developments, which are secured and insured by A-rated Insurance companies and backed by **25 years rental payment** term guarantees under the U.S. The combination of the Company's concrete construction technologies, the Rent To Own business plan, and the execution of its respective, yet synergistic, business models will be transformative for manufactured housing, and for the over 100 million people in USA who are unable to qualify for a mortgage.

Our group is the only financing company in the world who owns the intellectual property and know how to its own **in-house concrete construction technologies**, enabling the company to establish its own home manufacturing facilities anywhere in the world within 45 to 60 days, for only \$500,000 per factory location. This enables our group to built low cost, affordable homes at a **cost price of only \$15,000 up to \$35,000** based on geographic location!

Our partner group in strategic partnership with **The Overseas Private Investment Corporation(OPIC)** will provide development capital to build sustainable, solar powered and green middle and lower-middle income residential housing communities in 160 OPIC developing and post-conflict countries. **OPIC is the U.S. Government's development finance institution**. OPIC offers multiple tools to support American businesses in the global economy. OPIC provides medium- to long-term financing through direct loans and loan guaranties to eligible investment projects in developing countries, when conventional institutions are reluctant or unable to lend. Ability to cover up to **\$250 million per project** for up to **20 years**. Premium rates are guaranteed for the life of the contract. The Company will have a total capitalization target of \$500 million including the amount of the proposed OPIC loan.

USA Markets:

✓ Section Government Housing Programs through U.S. Share Fund's Rent to Own Community Developments ✓ Student Housing with secured Rental Income ✓ Senior Care Facilities with secured Rental Income ✓ Mixed-use Resort Developments with Rent To Own programs

International Markets:

✓ Rent To Own Community Developments with insured Rental Income ✓ Senior Care Facilities with secured Rental Income ✓ Student Housing with secured Rental Income ✓ Mixed Use Resort Developments with Rent To Own Program ✓ Mass Government Housing Projects in emerging countries and war zone territories with OPIC and EXIM Bank payment guarantees ✓ Floating Community Developments anywhere

across the world utilizing the companies specialized manufacturing facilities and floating technology and logistic solutions.

PORTFOLIO ASSETS

US Share Fund & Partner Investors has currently secured a global mixed project portfolio and shovel ready land assets, which are either company owned, or under joint venture and financing agreements or are under “distress” and will be acquired outright from the land owner for “pennies on the dollar”. These portfolio assets have an estimated subject to completion value in excess of **\$5 Billion**.

The company has successfully secured several major construction contracts and joint venture agreements for our group.

1-Bahamas, Caribbean - Mixed-use Hotel Resort with 600 Rooms and deep water Marina 897 acres of shovel ready beach front land for 400 Rent To Own Homes. Rental income secured and insured by an A-rated Insurance company. Valued at \$254 Million – Acquisition Price: \$20 Million

2-Hotel & Mixed-use Residential Resort Portfolio with secured and insured Rental Income; Puerto Rico, USA-Mixed-use Hotel Resort with 550 Rooms. 726 acres of shovel ready beach front land for 352 Rent To Own Homes. Rental income secured and insured by an A-rated Insurance company and backed by payment term guarantees of up to 30 years through the U.S. Government Affordable Housing Programs.

3-Dominican Republic , Caribbean, Mixed-use Hotel & Residential Resort; 355 acres of shovel ready beach front land for up to 1,400 Hotel Rooms and Rent To Own Homes nestled across an Ocean Front Golf Course and luxury Marina. Lower Cost Per Beach Frontage: 4.4 miles (7.1 km) of unspoiled beaches. Less than \$1 per square foot. Only 1:45 hours from Miami or only 3 hours from New York and only 30 minutes by car from the new Puerto Plata Cruise Port! Rental income secured and insured by an A-rated Insurance company. Valued at \$32 Million – Acquisition Price: \$10 Million

4-Promoter Joint Venture.-Golf Hotel & Casino Mixed-use Residential Resort Portfolio with secured and insured Rental Income. Costa Rica Mixed-use Hotel & Casino Residential Golf Resort. The main objective is to develop approximately 740 Rent To Own Villas and Condominiums, an 18 hole championship golf course, a 5 Star Casino Hotel (150 +/- rooms), and ancillary commercial space.

5-Academic City Campus in South India; Acquisition of 800 acres of Mixed-use Luxury Student Housing & Educational Resort with existing Schools (ranked No. 5 in India) and an Engineering College and develop the property to an Integrated Clean Energy Township with additional Academic and Commercial Facilities in the name of “Knowledge City”. Rental income secured and insured by an A-rated Insurance company.

6-Michigan, USA; 800 Bed Luxury Student Housing Resort. Directly next to Sparta & the Michigan State University Campus. Rental income secured and insured by an A-rated Insurance company.

7-Land Owner Joint Venture, Colorado, USA -Mixed-use Hotel & Golf Resort with 117 Rooms, 70% of Hotel is already built. Golf Course is finalized. 6,280 acres of shovel ready land for 1,600 Rent To Own Homes. Rental income secured and insured by an A-rated Insurance company and backed by payment term guarantees of up to 30 years through the U.S. Government Affordable Housing Programs. Valued at \$58 Million – Acquisition Price: \$15 Million

8-Ghana, Africa, Mixed-use Residential Resort; 95 acres of shovel ready residential land for 480 Rent To Own Homes. Rental income secured and insured by an A-rated Insurance company.

Affiliate Companies to support Share Fund & Partner Investors on a global scale.

1. Solar and Wind Energy: CHINA ELECTRONIC TECHNICAL GROUP (CETC) CETC is China largest Solar Energy Company of Solar Farms in China and Battery Manufacture to store Electricity.

2. General Contracting: China State Construction Engineering and its subsidiary China Construction First Building (Group) Corporation Limited. In international contracting, China Construction is the largest international contractor and also the first to launch international contracting in China. Over 30 years, the company has achieved, by the end of 2013, its total contract value for overseas business of US\$80.7 billion and total turnover of US\$52.4 billion. China Construction has so far completed over 5,600 projects in some 116 countries and regions around the world, with the figures leading all other Chinese international contractors in terms of the contract value, turnover and profit.

3. Real Estate- Property Management LLP and Global Housing LLP and US Share Fund & Partner Investors will tackle the global demand of 1.6 Billion affordable homes including Rent To Own Financing.

4. Board Of Advisors; The Company has established a Board of Advisors, which includes highly qualified business and industry professionals. The Advisors will assist the Management team in making appropriate decisions and taking effective action.

If you are interested for partnership and membership we can discuss in detail with you.

Wishing you all the success..

Ahmad Sheyban

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