



**General Investment Fund**  
**Assets & Management Limited**

## LOAN AGREEMENT

TRANSACTION CODE: GIFAM-KFG/DBT

This Agreement is executed on this day of May 19, 2025 by and between:

### Party "A" INVESTOR

Company Name: General Investment Fund Assets & Management Ltd.  
Legal Address: Ayiou Pavlou 61 Agios Dometios, Cyprus  
Telephone: +357 96 918792 / +35796306456  
Email: info@gifam.eu  
Represented by: Mr. Ayuso Ferrandiz Juan Carlos

Hereinafter referred to as "Partner A"

And

### Party "B" BENEFICIARY

Company Name: Bin Faqeeh Real Estate Investment Co. W L L  
Legal Address: Flat 221 Building 4654 Road 3232 Block 346 Manama Sea Front  
Kingdom of Bahrain  
Telephone: 00973 38200000  
Email: faysalfaqeeh@gmail.com  
Represented by: Mr. Faisal AbdulWahid Mohamed Ebrahim Faqeeh

Hereinafter referred to as "Partner B"



### RECITALS

The parties, each with full corporate authority, certify, represent, and warrant their capability to fulfil the requirements of this Agreement.



## **I. Matter of Agreement**

1. Partner A irrevocably agrees to invest a specified sum (as defined in Section II.2) in Partner B for the purposes outlined in Section II.1 of this Agreement ("Investment").
2. Partner B irrevocably agrees to receive and utilize the Investment according to the specified purposes.
3. This Agreement shall only become effective upon the receipt of the processing fees paid by Party B in the account of Party A.

## **II. Conditions of Investment**

1. The Investment is granted for the financing of Partner B's project development named Waterbay And Layan Projects - Bin Faqeeh Projects Bahrain.
2. The total investment amount is USD 150,000,000.00 \$ (One Hundred and Fifty Million US Dollars).
3. The full amount of the investment will be transferred to Partner B's specified banking account via MT103 Cash Transfer.
4. The funds will be transferred in one lump sum or multiple instalments depending on the response received from the bank of Party B upon submission of the required RWA (Ready, Willing and Able) confirmation. The loan term is for 15 years, which includes a 3-year grace period, with a 3% interest rate, and a mortgage as collateral on an incomplete mixed investment building with title deed n° 216957 and registration n° 12016/2019 which comprehensive and duly authenticated documentation is attached as annexure. The processing fees is agreed upon USD 85,000.00 \$ (Eighty-five Thousand US Dollars).



5. It is hereby agreed that the bank of Party B will receive the RWA from Party A, and subsequently, Party B shall have 7 workings days to proceed with the collaterals as follows:

- Property Collateral
- Lands mentioned in the Annexure A

### **III. Rights and Obligations**

**1. Partner A shall:**

- Grant the Investment under the terms specified in this Agreement.
- Ensure that the funds are of non-criminal origin and are free of liens.

**2. Partner B shall:**

- Lodge this contract with their Receiving Bank and arrange for the receipt of the Investment.
- Not change the designated banking account.
- Ensure the Investment is not used for illegal activities.

### **IV. Expenses and Losses**

Parties have the right to claim compensation for losses caused by non-fulfilment or untimely fulfilment of obligations, subject to the documentation.



**V. Term and Termination**

1. This Agreement is effective upon signing.
2. The Agreement concludes after all obligations are met and all payments are settled.
3. This Agreement may be terminated by mutual written consent of both parties.

**VI. Amendment of Agreement**


1. Conditions of this Agreement are binding and may be amended only by mutual written consent.
2. Changes will be documented in appendices, forming an integral part of the Agreement.

**VII. Transfer of Rights**

No party may transfer its rights under this Agreement to a third party without written permission from the other party.

**VIII. Force Majeure**

In case of force majeure, parties will be guided by the terms of Common Law UK.

**IX. Confidentiality**

Only authorized personnel directly involved in this Agreement may access confidential information.



**General Investment Fund**  
**Assets & Management Limited**

## LOAN AGREEMENT

TRANSACTION CODE : GIFAM-KFG/DBT

### PARTNER A's BANK ACCOUNT FOR FUNDS TRANSFER IN USD \$

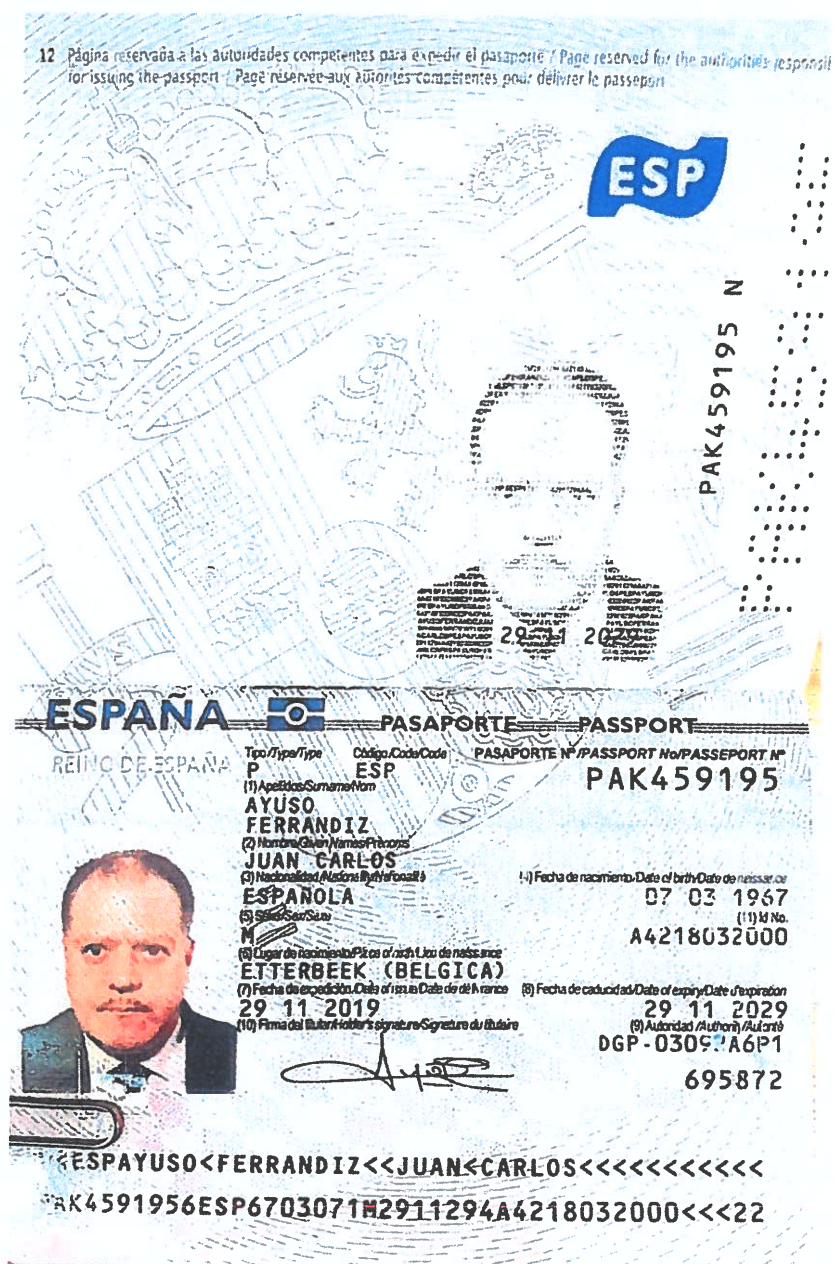
Bank name: DEUTSCHE BANK, FRANKFURT, GERMAN  
Bank address: TAUNUSANLAGE-12, 60254 FRANKFURT AM MAIN  
Account name: GENERAL INVESTMENT FUND ASSETS & MANAGEMENT LTD  
Account No: 0010 0920 0098  
IBAN: DE27 5007 0010 0920 0098 70  
SWIFT Code: DEUTDEFFXXX  
Bank Officer: Mr. OLE MATTIESSEN (Global Head, Cash Management)  
Bank Officer email: ole.matthiessen@db.com  
Tel/Fax: +49 152 1176 0275 / +49 0345 2301

### PARTNER B's BANK ACCOUNT DETAILS TO RECEIVE FUNDS TRANSFER IN USD \$

Bank name: AL SALAM BANK  
Bank address: MANAMA- KINGDOM OF BAHRAIN  
Account name: J EQUITY PARTNERS – Subscription  
Account No: 147226160001  
IBAN: BH23 ALSA 00147226160001  
SWIFT Code: ALSABHBM  
Bank Officer  
Bank Officer email  
Tel/Fax



## PARTNER A PASSPORT



**PARTNER A COMPANY REGISTRY**



MINISTRY OF COMMERCE, INDUSTRY AND TOURISM  
DEPARTMENT OF REGISTRAR OF  
COMPANIES AND OFFICIAL RECEIVER  
NICOSIA

HE 351247

HE 45

THE COMPANIES LAW, CAP. 113  
Section 15(1)

**CERTIFICATE OF INCORPORATION**

IT IS HEREBY CERTIFIED that,

**GENERAL INVESTMENT FUND  
ASSETS AND MANAGEMENT LTD**

has this day been incorporated under the Companies Law, Cap. 113 as a Limited  
Liability Company.

Given under my hand in Nicosia on the 29th of December, 2006

TRANSLATED TRUE COPY  
JOHN CHRISTOPOROU

for Registrar of Companies  
20 January, 2007


for Registrar of Companies



PARTNER B PASSPORT

OBSERVATIONS

**KINGDOM OF BAHRAIN - PASSPORT**      مملكة البحرين - جواز سفر



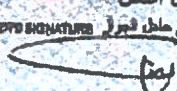
TYPE / النوع: P      RESIDENCE STATE / دولة الإقامة: BHA      PASSPORT No / رقم جواز السفر: 8902992      ٢٩٩٢٩٩٢

NAME OF BEARER / اسم حامل الجواز: FAISAL ABDULWAHID MOHAMED EBRAHIM FAGEEH

NATIONALITY / جنسية: BAHRAINI      الرمز القومي: ٧٥٠٤٠٦٢٥٩


DATE OF BIRTH / تاريخ الميلاد: 01/01/1974      ١٩٧٤/٠١/٠١      PERSONAL NUMBER / رقم شخصي: 750406259

SEX / الجنس: M      PLACE OF BIRTH / مكان الميلاد: MANAMA      الجنسية: مملكة البحرين

OCCUPATION / مهنة: BUSINESSMAN      رقم الإصدار: ٢٠٢٠/٠١/٠٥      HOLDER'S SIGNATURE / توقيع حامل الجواز: 

DATE OF ISSUE / تاريخ الإصدار: 05/01/2020      ٠٥/٠١/٢٠٢٠      DATE OF EXPIRY / تاريخ الانتهاء: 05/01/2030      ٠٥/٠١/٢٠٣٠

P<BHRFAQEEH<<FAISAL<ABDULWAHID<MOHAMED<EBRAH





GIFAM  
Ayiou Pavlou 61 Agios Dometios, Cyprus  
Tel : +357 96 918792 +35796306456 info@gifam.eu www.gifam.eu

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**PARTNER B COMPANY REGISTRY**



Ministry of Industry and Commerce  
وزارة الصناعة والتجارة

شهادة قيد السجل التجاري  
Commercial Registration Certificate

The Registration Directorate at the Ministry of Industry and Commerce certifies that the merchant's below details have been registered in accordance with Decree law No. (27) for the year 2015 of the Commercial Registration.

تشهد إدارة التسجيل بوزارة الصناعة والتجارة بأنه قد تم قيد التاجر المسجل ببياناته أدناه وذلك وفقاً للمرسوم بقانون رقم (27) لسنة 2015 بشأن السجل التجاري.

Due Date	12/02/2026	تاريخ الاستحقاق	Registration Date	12/02/2008	تاريخ القيد	Registration No.	67772 - 1	رقم القيد
Group Name	BIN FAQEEH REAL ESTATE INVESTMENT CO. W.L.L			شركة بن فقيه للاستثمار العقاري ذ.م.م			اسم المجموعة	
Commercial Name	BIN FAQEEH REAL ESTATE INVESTMENT CO. W.L.L			شركة بن فقيه للاستثمار العقاري ذ.م.م			الاسم التجاري	
Registration Type	With Limited Liability Company			شركة ذات مسؤولية محدودة			نوع القيد	
CR Status	ACTIVE			نشطة			حالة القيد	
Commercial Address	P.O.BOX	Area المنطقة	Block مجمع	Road طريق	Building مبنى	Flat/Shop No. شقة/محل	العنوان التجاري	
		MANAMA / SEA FRONT / الدمامة / الواجهة البحرية	346	4654	3232	221		

Activities	الأنشطة
Sale/Trade of Furniture and all household articles	تجارة/بيع الأثاث المنزلي
Trading on a fee or exchange or on contract basis or auctions	البيع نظير ثمن أو مقابل أو على أساس عقد أو المزادات
Real estate activities with own or leased property	الأنشطة العقارية في الممتلكات المملوكة أو المؤجرة
Real estate activities on a fee or contract basis - brokerage in Real estate	الأنشطة العقارية على أساس رسوم أو عقود - الدلالة في العقارات
Sale/Trade of construction materials, hardware, plumbing and heating equipment and supplies	تجارة/بيع مواد البناء والمواد الإنشائية المعدنية ومعدات السباكة والتدفئة ولوازمها

\* This CR does not permit its holder to practice investment activities on behalf of others. \* هذا القيد لا يجيز لصاحبه بمزاولة نشاط استثمار أموال الغير.



إدارة التسجيل  
Registration Directorate

Q.F. 409 Issue 0

Issued Date: 28/05/2025

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Please post this certificate at a visible place. يرجى تثبيت هذه الشهادة في مكان بارز داخل المحل.

Tel: +973 80001700 - www.sijilat.bh - www.moic.gov.bh

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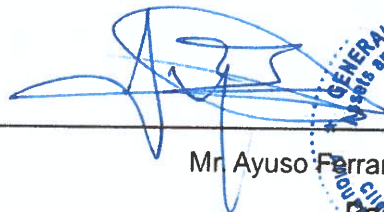
This Agreement is concluded in (04) four copies, each having equal legal force. The electronic signatures of this document are considered as valid as original signatures.

**PARTNER A**

Signed on this: May 19, 2025

For and on behalf of: General Investment Fund Asset & Management Limited (GIFAM)

Acknowledged and signed by: \_\_\_\_\_



Mr. Ayuso Ferrandiz Juan Carlos (CEO)  
Passport No: PAK459195

**PARTNER B**

Signed on this: May 19, 2025

For and on behalf of: Bin Faqeeh Real Estate Investment Co. W L L

Acknowledged and signed by: \_\_\_\_\_



Mr. Faisal AbdulWahid Mohamed Ebrahim Faqeeh

Passport No: 2992992

