

# HFB Benchmark, Inc.

June 2017

## Market Supports Growth Prospects

HFB Benchmark, Inc. offers access to the robust student housing sector with diversification of assets in major University cities across Europe.

Demand for student accommodation remains on the up and while student numbers are stable, there is a continuing shortage of property in all the core university cities. This dynamic means rental income can increase steadily while void levels remain very low.

Student Accommodation is proving to be a resilient property sector regardless of the economic climate. It's attractive to investors whose objectives are to seek uncorrelated investments which offer the potential for attractive yields and the prospect of long term capital growth.

Investment value is generated from 4 specific areas:

### Rental income from assets

Consistent revenue streams are generated from student rental fees. High 80% profit share is distributed to investors through an annual dividend.

### Annual increases in rental income

The student housing sector has been a top asset class performer with continued growth in student registrations. Rentals prices increase on an annual basis.

### Capital appreciation of assets

Acquisition of real Bank Certified apartments (not student "pods") in high growth cosmopolitan capital cities provides maximum potential for high asset appreciation.

### Development profit

Renovation of deeply discounted and highly undervalued properties significantly increases the value of the assets.

**HFB Benchmark has strong ambitions to achieve a portfolio of 1,000 beds within the next 36 months.**

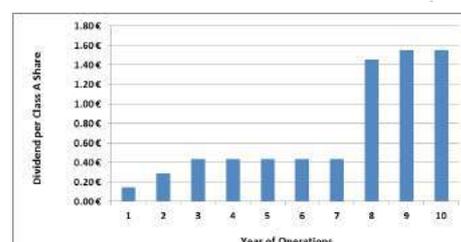
Table: Financial overview				
Year to 31 <sup>st</sup> Dec.	2018	2019	2020	2021
Revenue (€000)	1,978	3,956	5,940	5,940
Dividend (€)	0.14	0.29	0.43	0.43
Yield (%)	14.5%	29.1%	43.4%	43.4%

Notes: Estimated Annual Returns

### Key data

Token price	€1.00
Estimated 3/5 Yr.	€3.00/€5.00
Primary exchange	DEX
Industry	Real Estate
Sector	Student Housing
Annual Div.% (Est.)	14%-35%

### Estimated Annual Performance



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