CapBEI, L.P.

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**EXECUTIVE SUMMARY**

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| • Address a tremendous and scalable market of systemic inefficiencies, identify under-performing but centrally located real estate assets, and structure low-base entry via long term leasehold or title purchase.  
• Enhance value by converting into higher and better uses, offering innovative lifestyle attributes catering the experiential and functional requirements of millennial customers.  
• Proactive yield management methods, substantially improve fundamentals, achieve positive cash flow in compressed time, and target double digit yields upon stabilization. |

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| • **Property as a Service**: Creating sustainable interaction among corporations and consumers, positioning wisely buildings as facilities, by introducing the **BEI Community**.  
• Through diverse inspiring and enriching theme-based (communities under our proprietary HAHA THERE approach) activities and services, BEI Community is actively impacting and growing target corporate and individual customer base  
  - **H.A.H.A.**: Heritage, Art, History and Architecture  
  - **T.H.E.**: Technology & Science, Health & Wellness, Education & Enlightenment  
  - **RE.**: Real Estate |

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<th>Initial Investments</th>
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| • San Francisco **BSF** project:  
  - Before: A traditional mass-market hotel in SOMA district, an area undergoing revitalization  
  - After: A neighborhood friendly “stay-work-play” complex, empowered with creative and contemporary elements, significant improvement on performance  
• Beijing **BZL** project:  
  - Before: A well located but dated hotel property, money losing for years  
  - After: A vertical commune with curated inspirational events and activities generating attractive yield |
BEI Community – *RE as a Consumer Service*

“We Bring Joy to Life”
Asset Enhancement – More than just hardware upgrade
- From dated and tired to lifestyle driven “Vertical Commune”
H.A.H.A.
Beyond Imaginations

Experience - Events - Lectures - Shows - Exhibits
INNOVATIVE SERIES OF CONTENTS
"The White Box"
The best Italian food and food companies “Eat Well, Drink Well” Excellences exhibitions, show-cooking and events HYDROPONIC BOX GROWER Fresh veggies & flowers in container boxes
BEI Community – Wellness, “Physical & Mental”

Fitness & Mindfulness

• Julian Ho, Ironman and Ultra Marathon runner
• Equinox premium trainer

Curated peer-to-peer programs, masterclass and mindshare

Resilience & Productivity

Professor LEE Sing, Clinical psychiatrist, named world’s “Highly Cited Researchers 2018”

Increase resilience to stress
Better sleep better productivity
High Quality Medical Services – “Evidence-based, patient-centered”

**Diagnostic**

- No.1 medical group in private specialist practice in HK
- Over 60 specialists covering 30+ essential specialties
Be Enlightened, Be Creative
Education & Enlightenment

Executive Education, Entrepreneurship School, Extracurricular Classes
Initial Investment Highlights
Investment Highlights

BEI SF (BSF)
“Less is More”

Harmony

Environmental Friendly

Sustainable

Focus on Lobby Activation
Before

Innovative
Comfortable
Convertible
Simple
Nature Friendly

After
Stay

Innovative Rooms

- Convertible room: Interchangeable meeting vs guest room
- Connection room: Option for group meeting space

Work

Diverse Work & Conference Space

- In/Out door: Unique 800 sqm terrace space
- Working friendly Lobby: convenient and versatile

Play

Healthy and Captivating

- “Exercise in nature”: Gym with a city view
- Play with high tech: Fully equipped game room with multi-media set up
Investment Highlights

BEI ZL (BZL)
BEI – The Conventional Basics

Before

After
ZLH Project – Initiatives Highlights

**BEI·Life**
- Trendy Retail
- Delicate F&B
- Boutique Market
- Container Box Farm

**BEI·Stay**
- Boutique Hotel
- Co-living Apartment

**BEI·Work**
- Co-working Space
- Professional Training
- Conference & Seminar

**BEI·Activity**
- Art Exhibition
- Thought-Provoking Talk
- Multi-Media Show
- Family Activities
Before

BEI ZL Concept Design

After
BEI ZL Concept Design
END