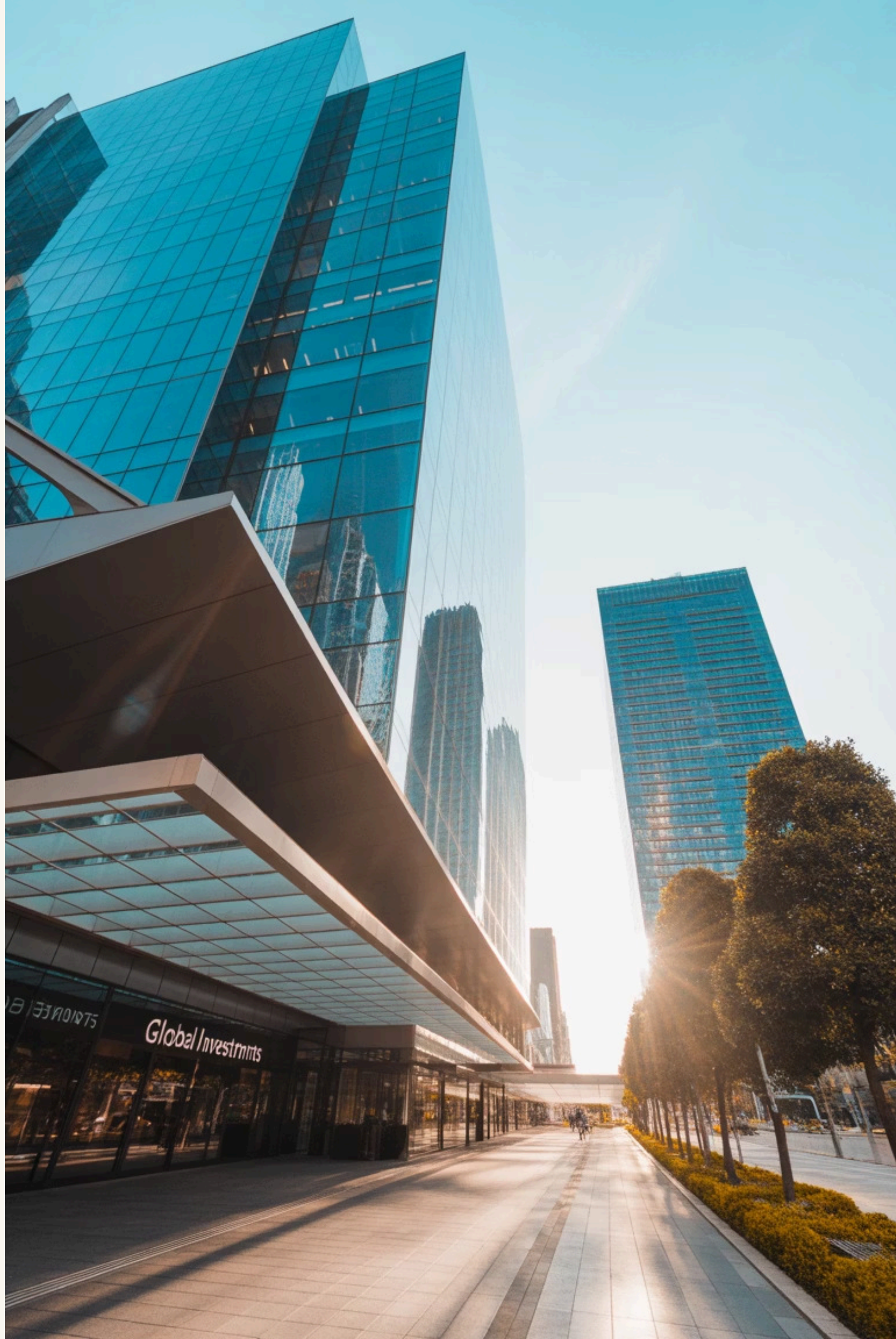
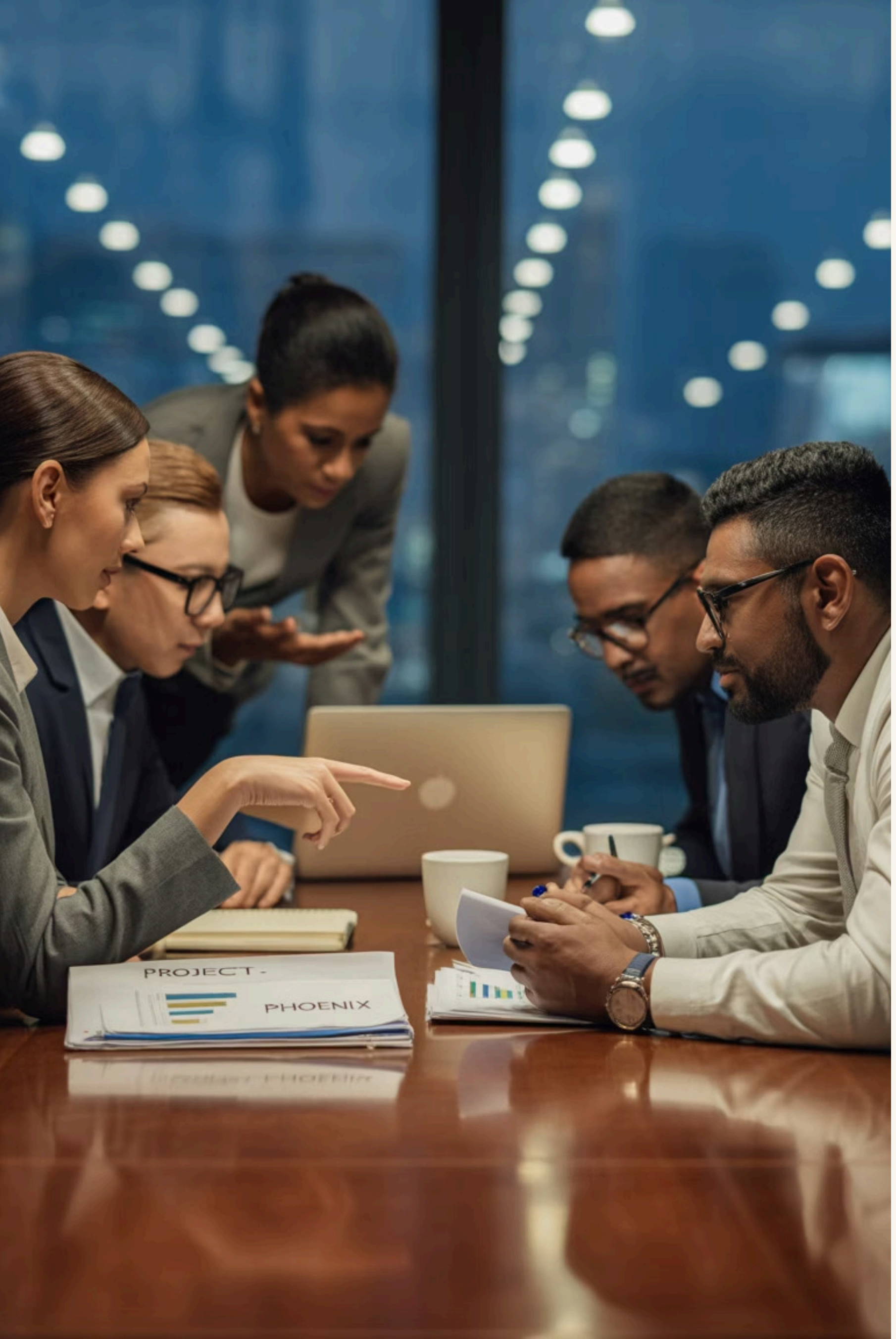
CGPH
Banque d’affaires

Club Deal Advisory

CGPH Banque d'Affaires

Private capital. Curated partnerships.





1. Executive Summary

A Club Deal is a structured private investment model that brings together a small group of qualified investors around a single opportunity — a company, a project, or a tangible asset — with shared control, clear terms, and strategic alignment.

CGPH Banque d'Affaires acts as advisor on both sides of the table: we support founders, asset owners and managers seeking capital, and we guide HNWIs, family offices and thematic funds seeking curated access to off-market, validated deals.

2. What We Deliver

- Deal curation and eligibility assessment
- Legal and financial structuring
- Strategic matchmaking (issuers & investors)
- Capital stack design and governance rules
- Execution of documentation and closing
- Ongoing support, monitoring, and investor reporting

3. A Dual-Side Model

For those raising capital:

- Business owners, developers, managers
- Funds or asset platforms
- Entrepreneurs and project promoters

For those investing capital:

- HNWIs and family offices
- Thematic and impact funds
- Syndicated investor groups or advisors

4. Types of Club Deals

Asset / Entity	Description
Equity in a business	Minority or growth capital, aligned exits
Real estate projects	Development, repositioning, income streams
Debt / convertible notes	Fixed return, equity kicker, or hybrid
Platform funding	Aggregation of SME assets, cash flow deals
Venture or scale-up	Pre-Series A/B curated innovation plays

5. Why Choose a Club Deal

- Access to off-market, pre-structured opportunities
- Shared risk and intelligent capital dispersion
- Stronger governance and aligned incentives
- Flexible structures vs traditional fund logic
- Targeted use of capital (no blind pool risk)

6. For Founders and Issuers

Designing the equity or debt logic

Identifying and qualifying co-investors

Structuring board rights and exit clauses

Aligning governance with growth, risk and ROI

Ensuring credibility, transparency and retention

7. For Investors

- Access to screened and structured deals
- Investor packs (teaser, memo, deck, term sheet)
- Clarity on governance and liquidity strategy
- Option to co-lead or syndicate
- Post-investment updates and strategy continuity

8. Legal and Fiscal Structuring

- SPV setup (Luxembourg, Ireland, Italy, UAE)
- Nominee or trustee mechanisms
- Governance agreements, shareholder pacts
- Tax efficiency and cash flow modeling
- Compliance with AIFMD, MIFID, KYC/AML

9. Deal Size & Profile

€1M

Typical deal size

– €25M

2

Investors per opportunity

– 12

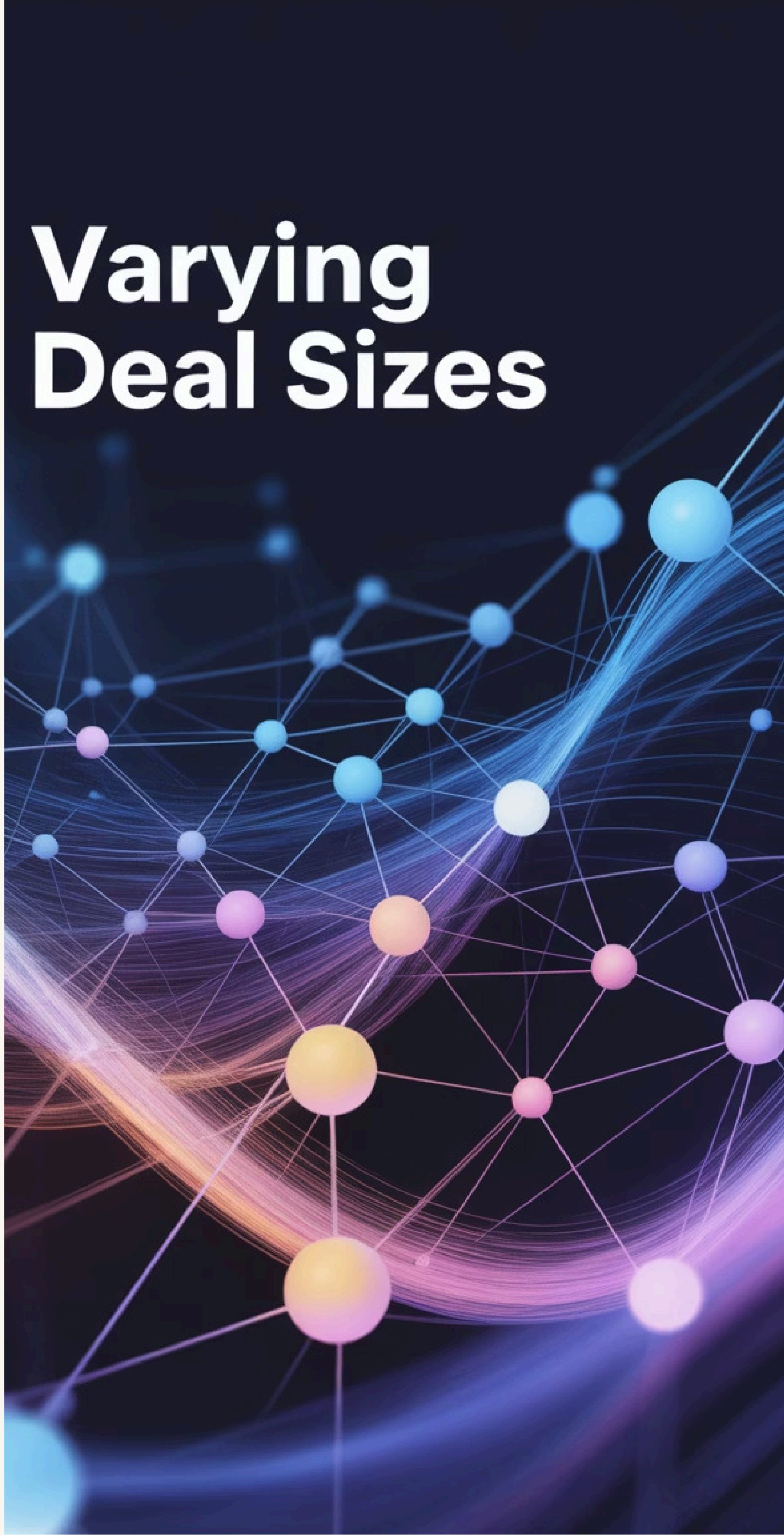
18

Holding period

– 72 months

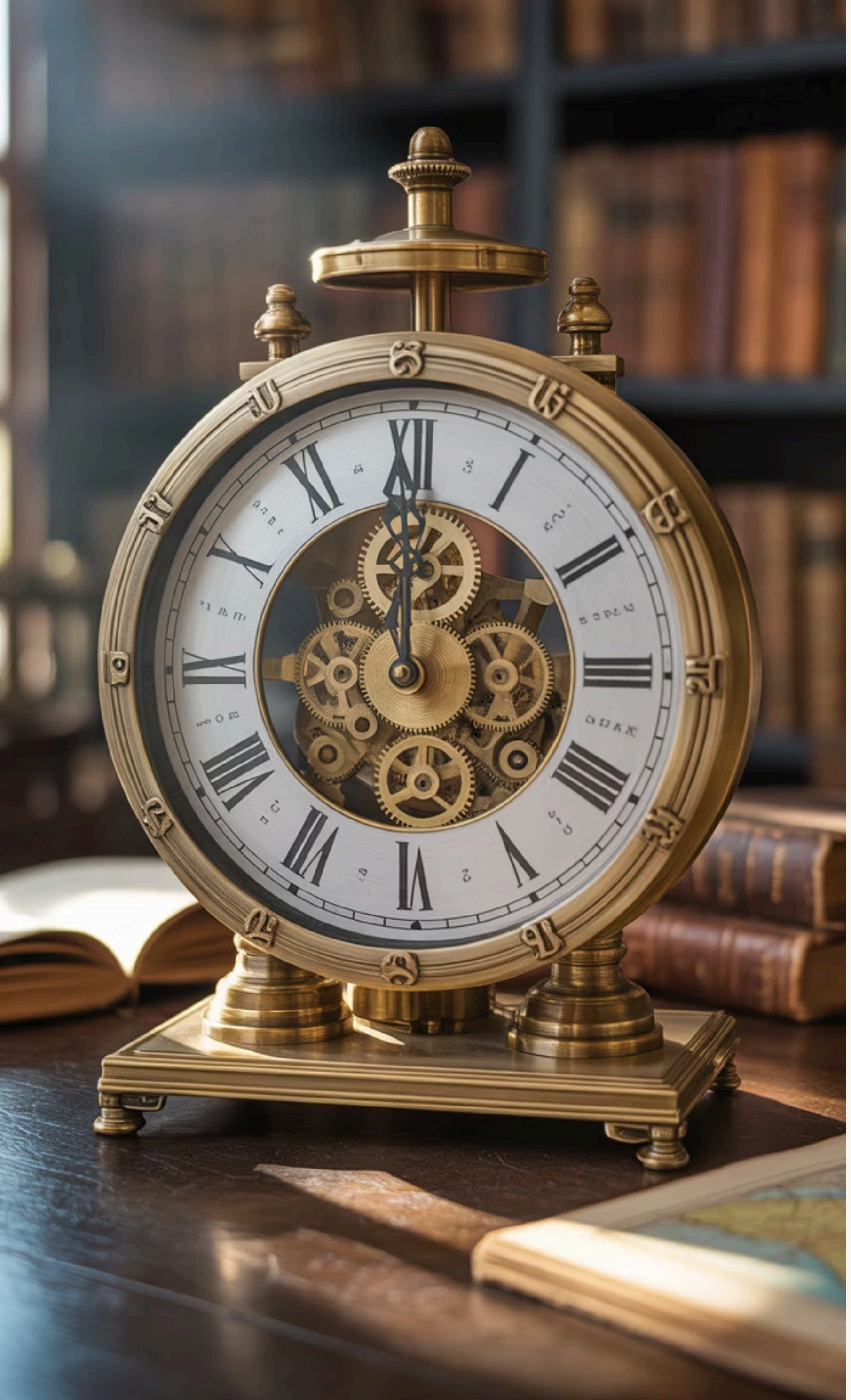
Fixed

Yield or equity upside



10. Example Use Cases

- €4.2M equity for a medtech scale-up in Series B
- €3.1M club deal for leasing-backed SME portfolio
- €9.8M cross-border debt note for green logistics company



11. Process & Timeline

1 Origination

1–2 weeks

Business & asset screening

2 Structuring

2–3 weeks

Terms, governance, documentation

3 Placement

2–6 weeks

Investor match and capital raise

4 Closing

1 week

Signature, disbursement, follow-up

12. Investor Onboarding & Communication

- Secure data room and document access
- Investor call or video room with promoter
- Monthly or quarterly updates (as agreed)
- Optional: dashboard access or advisor contact
- Exit or liquidity report at maturity

13. CGPH's Club Deal Platform

We maintain:

- Active pipeline of deal opportunities
- Dynamic investor registry (opt-in, private)
- Strict eligibility and reputation screening
- Thematic alignment: tech, real estate, climate, industry

14. Risk Management & Transparency

We apply:

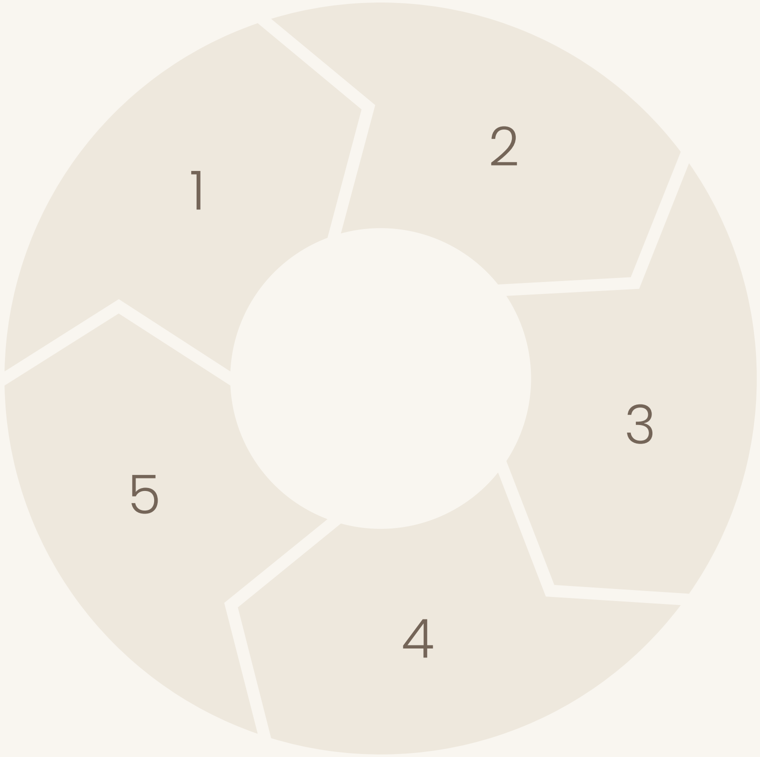
- Independent financial review
- Legal opinion or notary validation
- Conflict of interest disclosure
- Escrow and third-party cash control
- Liquidity event planning

15. ESG & Thematic Investment Readiness

Where applicable, CGPH curates deals with:

- Impact alignment (SDG, PRI, SRI)
- Green building certification or transition plan
- Gender or diversity alignment
- Tech-for-good or innovation edge

16. Integration With CGPH Services



VC / PE

growth equity with co-investor logic

Real Estate

private development or cash-flow deals

Debt

club bond, mezzanine or convertibles

Tax

investor optimization, repatriation, succession

Internationalization

cross-border investor setup

17. Why CGPH

1. Independent, multi-role operator: not brokerage
2. Real filtering of deals and investors
3. Legal, tax, capital and governance design
4. Capable of co-investing or underwriting
5. Discretion-first, relationship-focused, long-term

A Club Deal is not a network. It's a capital structure. CGPH builds both.

18. Contact

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🌐 **www.cgphbanquedaffaires.com**

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