INVESTOR PITCH DECK

# ERIKIDAN Ltd.

Professionally managed property investment, hospitality, rental and related opportunities in Rwanda.

**Minimum initial participation: $5,000 USD**

Prepared for founding and outside investor discussion

# Investment Thesis

Pool capital, knowledge and commitment into income-producing property.

Acquire, develop, construct, renovate and manage income-producing property in Rwanda.
Operate, lease or sell completed property for shareholder benefit.
Build around transparent records, respectful decisions and professional financial management.
Use a formal company structure to separate business ownership from personal relationships.

# Strategic Pivot: Open Investor Platform

A family-founded idea becomes a scalable investment platform from day one.

### STARTING POINT

Initial family foundation and founding members create the legal and operating base.

### STRATEGIC SHIFT

Suitable family and non-family investors may join for growth after identity, source-of-funds and alignment review.

### SCALE ADVANTAGE

External capital allows EriKidan to pursue larger property opportunities earlier instead of limiting growth to family funding.

**Growth capital from aligned investors, not public fundraising.**

# Investment Participation Terms

The initial participation amount is clear; final shares are determined after the minimum target is achieved.

**$5,000 USD**

Minimum initial investment required to participate in the opportunity.

Funds are intended for founding participation and initial company establishment.
Final share allocation will be determined once the minimum capital target is achieved.
Share percentage and share value will be set at company registration through the approved allotment process.
No shares are finally issued until required funds, documents and registration steps are completed.

# Formation Roadmap

Registration follows identification of founding members and approval of core decisions.

1

### Identify founding members

Interested investors complete initial participation and document intake.

2

### Confirm founding investor group

Initial members become the founding members of EriKidan Ltd.

3

### General Zoom meeting

Members select the Board and resolve key startup decisions.

4

### Company registration

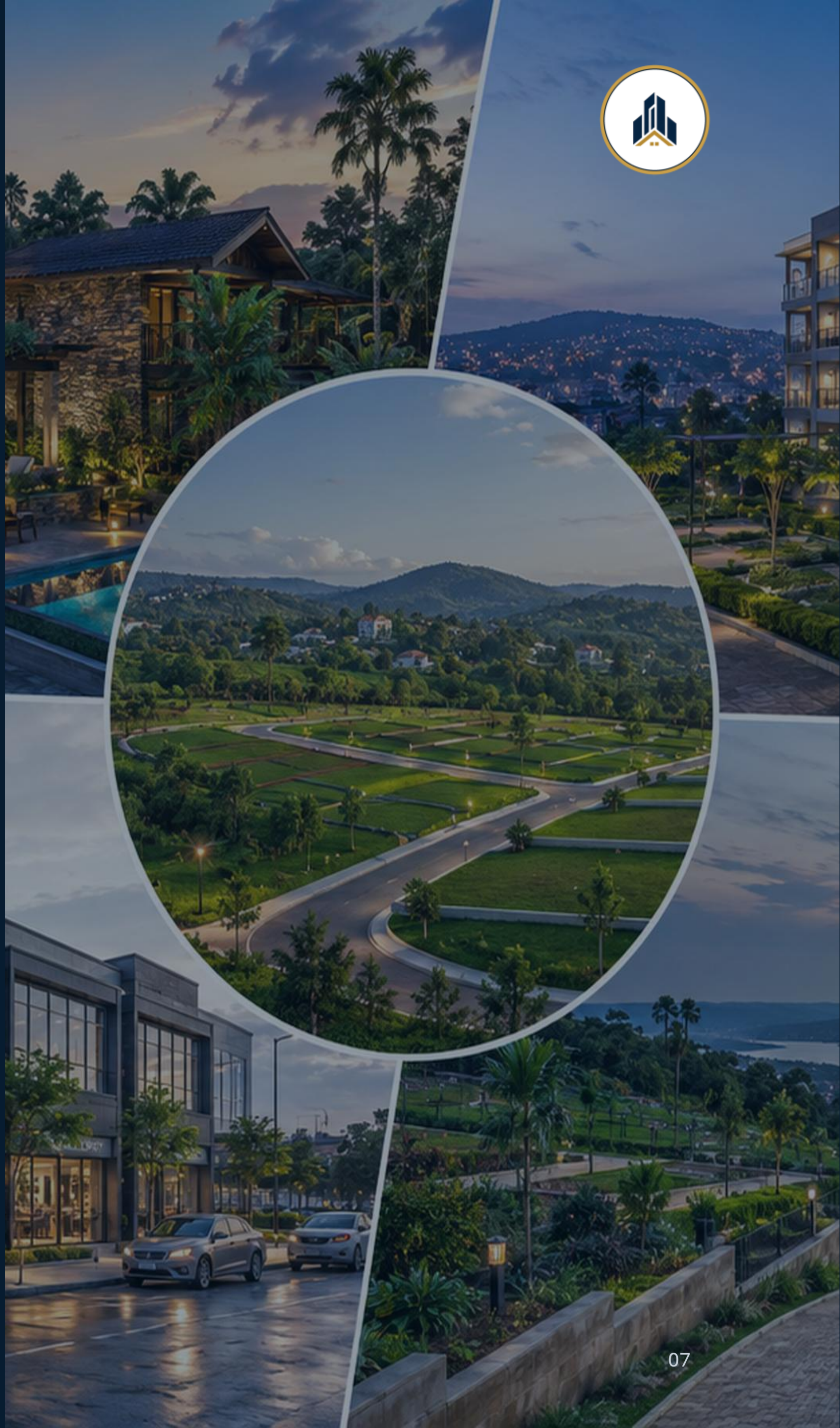
Registration proceeds once founders, documents and share allocations are finalized.

# Company Foundation

Private company limited by shares in the Republic of Rwanda.
Company assets belong solely to the Company.
Shareholders are not personally liable solely because they hold shares.
Ownership, votes, dividends and liquidation rights are determined by issued shares.

# Business Scope

Acquire land or developed property in Rwanda.
Plan, subdivide, consolidate, construct, develop, renovate and furnish property.
Operate, lease or sell through guest-house, serviced accommodation, residential, commercial and hospitality activities.
Operate hotels, lodges, restaurants, cafes and conference facilities where properly licensed.



# Opportunity Framework

Every property proposal must identify price, funding, closing conditions and title structure.
Development or renovation budgets, furnishing and professional costs must be documented.
Forecast income or sale proceeds, risks, contingency and approvals must be presented.
Market sizing is added once specific properties and forecast income are approved.

# Target Assets & Activities

EriKidan can participate across the real estate value chain from land to operating income.

### LAND

Land and buildings

### DEVELOPMENT

Residential, commercial, mixed-use and hospitality projects

### OPERATIONS

Guest houses, serviced apartments, holiday accommodation and rentals

### SERVICES

Management, housekeeping, laundry, catering, event and tourism coordination

# Revenue Model

Revenue comes from operating, leasing, managing and selectively selling income-producing property assets.

| | |
|---|---|
| **Guest-house & serviced accommodation** | Operating income |
| **Residential or commercial rentals** | Recurring lease income |
| **Hospitality and tourism services** | Licensed service revenue |
| **Property management services** | Management income |
| **Sale or lease of completed projects** | Asset realization |

# Capital Structure

EriKidan uses a no-par-value share framework for founders and future growth investors.

Maximum share capacity: 10,000 ordinary no-par-value shares.
Proposed initial allotment: up to 6,000 shares, with 4,000 remaining unissued for future investment.
Estimated initial paid-in capital target: RWF 400,000,000, approximately $272,108 USD at RWF 1,470 per USD.
Final ownership percentages and share values are determined at registration after approved contributions are confirmed.


**10,000 ordinary shares**

**No share has a nominal or par value.**

# Voting Balance & Shareholder Cap

A single member cannot hold or control more than 50% of issued voting shares.

Initial cap: maximum 3,000 shares for one individual while 6,000 shares are issued.
Future cap: maximum 5,000 shares for one individual if all 10,000 shares are issued.
If shares are issued in stages, the cap remains 50% of issued voting shares at the time.
Transfers, allotments and voting rights should be administered to prevent effective vote dominance.

**Principle: growth without control concentration.**

# Investor Onboarding Documents

Interested shareholders must provide the documents required for registration, beneficial ownership and compliance.

Passport copy.
Full residential address and proof of address.
Telephone number and email address.
Beneficial ownership certificate/supporting documents where required.
Additional documents requested by EriKidan through official channels.

Official channels: email, WhatsApp, Zoom meetings and other company-approved communication methods.

# Global Investor Participation

Investors can participate from anywhere in the world without physical presence in Rwanda.

Physical presence in Rwanda is not required to participate in this opportunity.
Foreign investors may be required to provide notarized documents.
Possible documents include Power of Attorney, amendment resolutions or other Rwanda-required filings.
All participation remains subject to Rwandan registration, foreign-shareholding and property-acquisition requirements.

**Remote participation, formal documentation.**

# Governance & Board Selection

The founding members will select the Board through a general Zoom meeting after the founding group is finalized.

### FOUNDERS

Initial members will be treated as founding members of EriKidan Ltd. for the company setup stage.

### BOARD SELECTION

Once founders are identified, a general Zoom meeting will be held to select directors and address important startup matters.

### STRUCTURE

The company model supports a Board with at least one Rwanda-resident director and electronic participation by directors outside Rwanda.

**Share ownership does not automatically create a Board seat.**

# Startup Participation Model

At the establishment stage, every member is expected to contribute more than capital where practical.

Members are expected to support the company with skills, time, contacts, research, coordination or meeting participation.

This helps reduce unnecessary startup costs before staff are needed.

Practical involvement keeps members informed and engaged in meaningful decisions.

Once operations mature, the Board may approve hiring internal or external staff where support is required.

# Future Funding Model

New shares.
Shareholder loans.
Bank financing.
Retained earnings.
New investors or approved combinations.

# Use of Funds

Capital is intended for property acquisition, development, operations and controlled expansion.

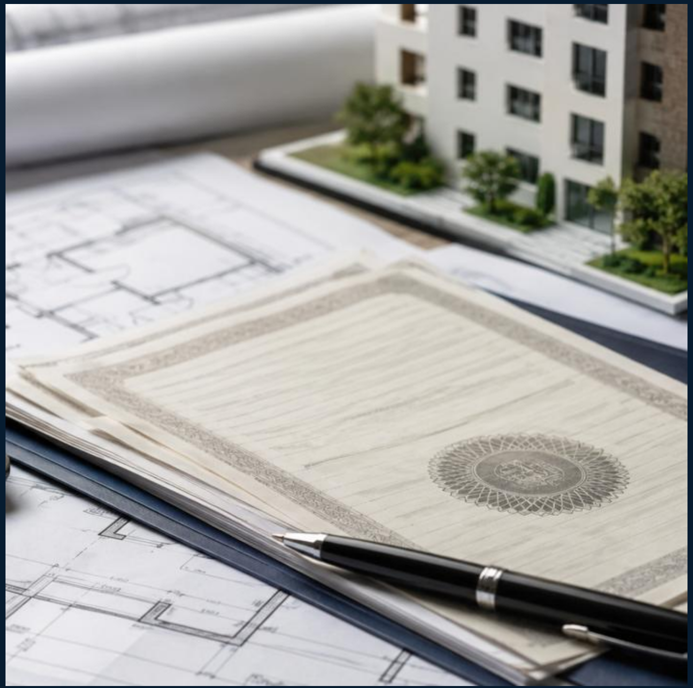
| | |
|---|---|
| **Land or property acquisition** | **Development, construction, renovation and furnishing** |
| **Equipment and working capital** | **Refinancing or debt reduction** |
| **Subsidiary, joint venture or approved expansion** | **Formation and acquisition costs** |

Formation costs may include registration, banking, legal, valuation, due diligence, tax, permit and property-acquisition costs.

# Investor Admission & Protection

New investors join through documented, transparent and compliant processes.

Every new shareholder must sign a deed of adherence.
Identity, source of funds and beneficial ownership must be verified.
Existing shareholders receive proportional pre-emptive offers, normally open for 30 days.
Non-participating shareholders keep existing shares but may hold a lower percentage after new allotments.
No shareholder is required to invest more, lend money or give a personal guarantee without written consent.



# Operations & Staffing Plan

Maintain required licences and guest or tenancy records.
Use booking, payment, revenue and expense controls.
Manage maintenance, security, staff compliance, taxes and reporting.
Hire staff only when the Board determines that operations need support.

# Financial Controls

Investor capital is protected through company accounts, approval thresholds and reporting.

| | |
|---|---|
| **Up to RWF 1,000,000** | Managing Director |
| **RWF 1,000,000 to < RWF 3,000,000** | Managing Director + one signatory |
| **RWF 3,000,000 or more** | Two signatories |
| **RWF 3,000,000+ unbudgeted** | Prior Board approval + two signatories |

All funds pass through company accounts. Cash must be limited, receipted and reconciled.

# Investment Approval Process

Verify title, parcel, boundaries, seller authority, land use, taxes, disputes, utilities and valuation.
Review environmental, construction and investment or foreign-shareholding requirements.
Property proposals must include funding, risks, contingency and required shareholder resolution.
Company property should be registered in the Company name whenever legally possible.

# Profit & Reinvestment Policy

EriKidan prioritizes early reinvestment to build asset value before shareholder distributions.

| Years 1-2<br>Build & reinvest | Beginning Year 3<br>Dividend review |
|---|---|

No dividend is normally declared during the first two complete financial years after operations begin.
Profits are retained for acquisition, development, renovation, licences, insurance, debt, working capital, reserves, marketing and expansion.
At the beginning of the third year, the dividend start period and distribution policy will be discussed, reviewed and decided under the Articles.
No fixed return or appreciation is promised.

# Important Disclaimers

This opportunity is for aligned investors who understand long-term risk and company-building work.

EriKidan Ltd. does not offer financial services and this deck is not financial advice.

No ROI, dividend, share appreciation, timeline or exit value is promised or guaranteed.

Investors are like-minded people pooling resources into a long-term Rwanda property investment vision.

The expected investment horizon is a considerable 5-10 year period, subject to business performance and market conditions.

All final terms, share allocations and registration steps require proper approval and Rwanda-qualified legal review.

# Why Partner With ERIKIDAN Ltd. Now?

**Early investors can help scale a professionally governed Rwanda property platform from the foundation stage.**

**Build assets. Build income. Build generational value.**

No fixed return is promised. Final figures and terms require approval, incorporation steps and professional Rwanda legal review.