

**亚州新加坡房地产基金**  
**Asia SG Realty Fund**  
**投资收益表**  
**ROI Form**

投资金额 INV. AMT.	币种 CCY.	投资期限 INV. PERIOD	年投资收益率 ANN. ROI
\$10,000 - \$100,000	SGD	1Y	8%
		2Y	9%
		3Y	10%
		4Y	11%
		5Y	12%
\$110,000 - \$1,000,000	SGD	1Y	9%
		2Y	10%
		3Y	11%
		4Y	12%
		5Y	13%
\$1,010,000 - \$10,000,000	SGD	1Y	10%
		2Y	11%
		3Y	12%
		4Y	13%
		5Y	14%
over \$10,000,000	SGD	1Y	11%
		2Y	12%
		3Y	13%
		4Y	14%
		5Y	15%

**亚洲新加坡房地产基金**  
**Asia SG Realty Fund**  
**投资指南**  
**Investment Guide**

**1, 亚洲新加坡房地产基金投资年收益率:**

**Annual Investment Yield in Asia SG Realty Fund:**

**1-1, 一次性投资 1 万-10 万新币:**

**A one-time investment of SD \$10,000 -SD \$100,000**

投资期一年, 到期支付利息, 年投资收益率 8%。

1-year investment period, the interest will be paid at maturity with 8% annual investment yield.

投资期二年, 每年年底支付利息, 年投资收益率 9%。

2-year investment period, the interest will be paid at the end of each year with 9% annual investment yield.

投资期三年, 每年年底支付利息, 年投资收益率 10%。

3-year investment period, the interest will be paid at the end of each year with 10% annual investment yield.

投资期四年, 每年年底支付利息, 年投资收益率 11%。

4-year investment period, the interest will be paid at the end of each year with 11% annual investment yield.

投资期五年, 每年年底支付利息, 年投资收益率 12%。

5-year investment period, the interest will be paid at the end of each year with 12% annual investment yield.

投资期到期还本金。

The principal will be repaid when the investment period is due.

**1-2, 一次性投资 11 万-100 万新币:**

**A one-time investment of SD \$110,000 - SD \$1,000,000**

投资期一年, 到期支付利息, 年投资收益率 9%。

1-year investment period, the interest will be paid at maturity with 9% annual investment yield.

投资期二年, 每年年底支付利息, 年投资收益率 10%。

2-year investment period, the interest will be paid at maturity with 10% annual investment yield.

投资期三年, 每年年底支付利息, 年投资收益率 11%。

3-year investment period, the interest will be paid at maturity with 11% annual investment yield.

投资期四年, 每年年底支付利息, 年投资收益率 12%。

4-year investment period, the interest will be paid at maturity with 12% annual investment yield.

投资期五年, 每年年底支付利息, 年投资收益率 13%。

5-year investment period, the interest will be paid at maturity with 13% annual investment yield.

投资期到期还本金。

The principal will be repaid when the investment period is due.

**1-3, 一次性投资 101 万-1000 万新币:**

**A one-time investment of SD \$1,010,000 - SD \$10,000,000**

投资期一年, 到期支付利息, 年投资收益率 10%。

1-year investment period, the interest will be paid at maturity with 10% annual investment yield.

投资期二年, 每年年底支付利息, 年投资收益率 11%。

2-year investment period, the interest will be paid at maturity with 11% annual investment yield.

投资期三年, 每年年底支付利息, 年投资收益率 12%。

3-year investment period, the interest will be paid at maturity with 12% annual investment yield.

投资期四年, 每年年底支付利息, 年投资收益率 13%。

4-year investment period, the interest will be paid at maturity with 13% annual investment yield.

投资期五年，每年年底支付利息，年投资收益率 14%。

5-year investment period, the interest will be paid at maturity with 14% annual investment yield.

投资期到期还本金。

The principal will be repaid when the investment period is due.

**1-4，一次性投资超过 1000 万新币：**

**A one-time investment over SD \$10,000,000**

投资期一年，到期支付利息，年投资收益率 11%。

1-year investment period, the interest will be paid at maturity with 11% annual investment yield.

投资期二年，每年年底支付利息，年投资收益率 12%。

2-year investment period, the interest will be paid at maturity with 12% annual investment yield.

投资期三年，每年年底支付利息，年投资收益率 13%。

3-year investment period, the interest will be paid at maturity with 13% annual investment yield.

投资期四年，每年年底支付利息，年投资收益率 14%。

4-year investment period, the interest will be paid at maturity with 14% annual investment yield.

投资期五年，每年年底支付利息，年投资收益率 15%。

5-year investment period, the interest will be paid at maturity with 15% annual investment yield.

投资期到期还本金。

The principal will be repaid when the investment period is due.

## **2，什么是房地产基金投资？**

### **What is the Realty Fund Investment?**

2-1，为什么房地产开发需要以转让公司股权或者以股权担保方式融资？

Why does the real estate development need to be financed by transferring the company's equity or by equity guarantee?

房地产行业是资金密集型产业，要靠资金来投资房地产项目。房地产开发商一般会通过公司上市融资或基金公司融资，才可以投资更多更大的房地产项目，因此，需要转让公司股权或使用公司股权担保。

The real estate industry is a capital-intensive industry, which depends on capital to invest in real estate projects. Real estate developers generally raise money through the listing of the company or fund companies so that they can invest in more and larger real estate projects. Accordingly, they need to finance by transferring the company's equity or by equity guarantee.

## 2-2, 以转让公司股权方式投资 Investment by Equity Transfer

根据投资合同规定的条款, 房地产开发商可以将公司股份转让给投资人, 投资人按投资金额拥有相应比例的公司股份。项目建成后, 完成房屋销售 95%时, 开始核算项目利润。投资人也是公司股东之一, 可按照持股比例进行分红。一般来说, 一次性投资超过千万美金或者新币的投资人或者投资机构才会选择这种投资方式。按实际持股比例, 共同承担投资风险, 共享投资利益。该方式不适合小额房地产基金投资人。

According to the terms stipulated in the investment contract, the real estate developer can transfer the shares of the company to the investors, who owns shares of the company in proportion to the amount invested. After the completion of the project, the project profit shall be calculated when 95% of the house sales are achieved. The investor who is one of the shareholders of the company can be paid in dividends in accordance with the proportion of contribution. Generally, only investors or investment institutions with a one-time investment amount of more than USD \$ 10,000,000 or SD \$ 10,000,000 may choose this way of investment, that jointly undertake investment risks and share investment benefits with the actual proportion of contribution. This way is not suitable for small realty fund investors.

## 2-3, 固定的房地产基金投资收益 Fixed ROI of Realty Fund

一般投资1万到1000万美金或者新币的投资人, 喜欢房地产开发商给予固定的投资收益。根据投资合同规定的条款, 投资人按投资金额拥有相应比例的公司股份, 但是股份只能作为投资风险的担保, 不能参与分红。但是开发商可在投资合同中约定, 不管项目盈利还是亏损, 开发商必须固定房地产基金投资人每年的投资收益。该方式投资风险小, 适合小额房地产基金投资人。

The investors who typically invest USD or SD \$10,000 - \$10 million prefer a investment with a fixed ROI from the real estate developer. According to the terms stipulated in the investment contract, the investors owns shares of the company in proportion to the amount invested, but the shares can only be used as the guarantee of investment risks and can not participate in dividends. However, the developer can make an agreement in the investment contract that no matter the project is profitable or loss-making, the annual investment yield for the investors of realty fund must be fixed. This way is suitable for small realty fund investors.

### **3, 亚洲新加坡房地产基金投资人的股份计算方式: Investors' Equity Calculation Method in Asia SG Realty Fund**

3-1, 亚洲新加坡房地产基金100%控股新加坡母公司——新家集团和美国母公司。美国母公司控股旗下洛杉矶和美国夏威夷两个项目, 新家集团未来将控股在新加坡和马来西亚投资开发的房地产项目。

Asia SG Realty Fund 100% owns the parent company in Singapore - New Home Group and the parent company in the U.S. The U.S parent company controls the projects in Los Angeles and Hawaii, and the New Home Group will control the real estate projects invested and developed in in Singapore and Malaysia.

可以前往网站浏览项目:  
For details, please visit:

[WWW.USAFW.COM](http://WWW.USAFW.COM)

3-2, 夏威夷檀香山阿拉莫那家园项目: 总投资 2 亿2000 万美金项目销售收入: 3 亿2000 万美金 项目税前利润 1 亿美金。项目更多信息:

The project ALA MOANA HOME in Honolulu, Hawaii: total investment of USD \$ 220 million, sales revenue of USD \$ 320 million; pre-tax profit of USD \$ 100 million. For more details, please visit:

[WWW.ALAMOANA-HOME.COM](http://WWW.ALAMOANA-HOME.COM)

3-3, 夏威夷檀香山阿拉莫那公寓项目: 总投资 1 亿2000 万美金。

项目销售收入: 1 亿7000 万美金。项目税前利润 5000 万美金。项目更多信息: The project ALA MOANA CONDO in Honolulu, Hawaii: total investment of USD \$ 120 million, sales revenue of USD \$ 170 million; pre-tax profit of USD \$ 50 million. For more details, please visit:

[WWW.ALAMOANA-CONDO.COM](http://WWW.ALAMOANA-CONDO.COM)

3-4, 洛杉矶项目万丽花园项目: 总投资 1400 万美金。项目销售收入 2000 万美金。项目税前利润预测: 600 万美金。项目更多信息:

The project LA Valley Garden in Los Angeles, CA: total investment of USD \$ 14 million, sales revenue of USD \$ 20 million; pre-tax profit of USD \$ 6 million. For more details, please visit:

[WWW.USAFW.COM](http://WWW.USAFW.COM)

3-5, 以上3个项目是我们房地产基金融资的主要投资项目。

The above three projects are the main investment projects of our realty fund financing.

以上3个项目总投资: 2 亿2000 万+1 亿2000 万+1400 万=3 亿5000 万美金。

Total investment of above three projects: USD \$ 220 million + USD \$ 120 million + USD \$ 14 million = USD \$ 350 million

以上3个项目总销售收入(建成后的市值): 3 亿2000 万+1 亿7000 万+2000 万=5 亿1000万美金。

Total sales revenue (market value after completion) of above three projects: USD \$320 million + USD \$ 170 million + USD \$ 20 million = USD \$ 510 million

3-6, 我们将按照3个项目的总投资成本发行房地产基金股权融资。项目成本股份拥有3亿5000万股。

We will issue equity rights in realty funds for financing according to the total investment cost of USD \$ 350 million of above three projects.

目前我们最高发行转让股份 5000 万-8000 万股份。

At present, we can issue maximum 50 million to 80 million shares.

3-7, 新加坡投资人的优惠: 每投资 1 万新币, 将获得 1 万美金的股份。

Benefits for Singapore investors: For each SD \$10,000 invested, USD \$10,000 in shares will be transferred.

即: 投资 1 万新币将拥有新家集团 1 万美金价值的股份 投资 100 万新币将拥有 100 万美金价值的股份。

That is, SD \$10,000 invested in New Home Group will own shares valued USD \$ \$10,000; SD \$1 million invested in New Home Group will own shares valued USD \$1 million.

3-8, 投资人拥有的公司股份, 可以通过我们集团以协议方式转让。

Shares of the company owned by the investor can be transferred by agreement with our group.

#### 4, 符合条件的投资人要求标准:

##### **Eligible Investors:**

合格的个人客户必须填写 AI 资格表并满足以下任何一项标准：

ELIGIBLE INDIVIDUAL CLIENTS MUST COMPLETE THE AI ELIGIBILITY FORM AND FULFIL ANY ONE OF THE BELOW CRITERIA:

前 12 个月的年收入不少千 300,000 新元（或等值的外币），或拥有超过 1,000,000 新元（或等值外币）的净金融资产（扣除任何相关负债），或拥有超过 2,000,000 新元（或等值外币）的个人净资产，其中个人主要居所的净资产不超过 1,000,000 新元。

Have an annual income in the preceding 12 months of not less than S\$300,000 (or its equivalent in foreign currency), OR

Have net financial assets (net of any related liabilities) exceeding S\$1,000,000 (or its equivalent in foreign currency), OR

Have net personal assets exceeding S\$2,000,000 (or its equivalent in foreign currency), of which net equity of the individual's primary residence is no more than S\$1,000,000.

## 5, 公司组织结构:

### Organization Structure of the Company:

5-1, 新加坡总部控股公司 --- NEW HOME GROUP。

The Singapore head office of our group - NEW HOME GROUP.

5-2, 美国市场母公司和新加坡市场母公司控股集团旗下所有项目公司。

The parent company in the United States and the parent company in Singapore control all the project companies.

5-3, 新加坡总部公司拥有集团旗下所有项目股份和项目利润的权利，同时承担项目投资，融资，经营管理责任。

The Singapore head office of our group owns all equity of the projects, enjoys the projects profits, and undertakes the responsibility of investment, financing, operation and management of the projects.

### 亚洲新加坡房地产基金 ASIA SG REALTY FUND

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亚洲新加坡房地产基金-洛杉矶





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**ASIA SG REALTY FUND - Los Angeles**

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**亚洲新加坡房地产基金-上海**

**ASIA SG REALTY FUND - ShangHai**

咨询手机/ Cellphone: 13817888060 (Miss LIU 刘小姐)

如果我们未接听您的电话，请发留言、电邮或信息我们，我们会尽快与您联系。

If we do not answer your call, please leave a message, email or text us and we will contact you as soon as possible.