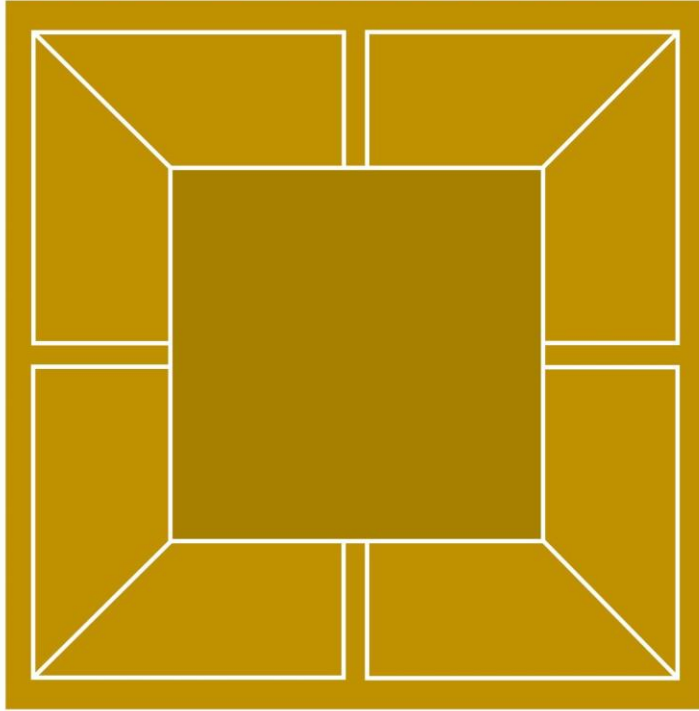


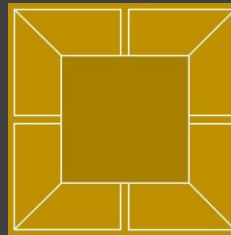
**G**olden Square



Equity Partners

Strictly Confidential

Golden Square Equity Partners  
Prime Corporate & Commercial Investment  
London & Global



**Golden Square Equity Partners is a privately held UK Company registered in England and Wales.**

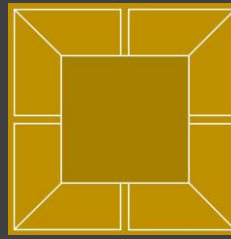
Golden Square Collaborates With Professional High Net Worth Individuals and Corporate Professional Partners - Globally. We Provide A Variety of Commercial Joint Ventures And Equity Partnerships Investment Opportunities.

Our Investing Relationship, Equity Partnerships and Business Funders are strictly selected on an 'Invitation Only' basis and pre-qualified as Professional level and sophisticated Investing Participants.

All Investors Accept And Obligate To Golden Square Equity Partners that they fully understand the protocols pertaining to necessary Due Diligence, Compliance, Legal, Accounting and Finance with in all cases requires the Appointment of Professional Advisors In Relation to any Investment Project or Equity Participation.

**Golden Square Equity Partners Is not a registered FCA Approved Fund.**

We do not participate or offer Commercial Investment Structures or Equity Investment participation opportunities to Retail or Non-Professional Investors.



## About Us...

Golden Square Equity Partners is a privately held UK limited Company registered in England and Wales.

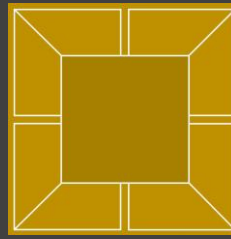
Golden Square Collaborates With Professional High Net Worth Individuals and Corporate Professional Partners - Globally.

We Provide A Variety of Commercial Joint Ventures And Equity Partnerships Investment Value Add Opportunities which we look take a leading participating role.

Investing Relationships, Equity Partnerships and Business Funders are selected on an 'Invitation Only' basis pre-qualified as sophisticated professional level investor participants.

All investors obligate to Golden Square Equity Partners Limited that they are fully familiar with the protocols and practices pertaining to Due Diligence, Compliance, Legal, Accounting and Finance and in all cases will require to appoint professional advisors in relation to any and all investment project opportunities and/or equity participation.

We can help with the recommendation and introduction of appropriate professional advisors as required.



## Sectors of Interest

Property – Corporate – Commercial – Mining & Metals – Blockchain Technology – Pharmaceutical

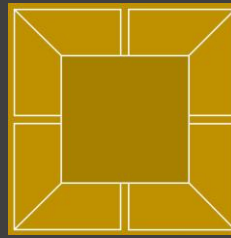
This is a Golden Square Equity Partners strictly confidential internal memorandum designed to provide an overview for potential equity partners and financiers and is not for distribution without prior written approval.





# Golden Square Equity Partners

GSEP



Golden Square Equity Partners Limited is a private commercial company vehicle, established to unify business investment interests with likewise complementary intrinsic partners.

Golden Square engages itself a wide array of diverse business sectors and market investment interests.

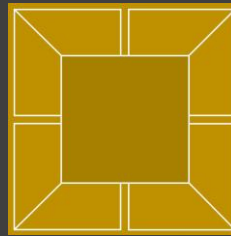
Golden Square is not geographically constrained and with relationships across the globe we have a wide remit of investor centric opportunities.

Golden Square utilises specialist execution advisors, professional consultants, executive operational delivery management and specialist participants.

Golden Square seeks out unexploited value often engaging lateral approaches for identifying value-add opportunity, implemented through both concentric and asymmetric business strategies and partnerships.

Golden Square gravitates to where the growth is, the technological advancement, evolving industries, undervalued assets with meaningful latent growth potential, the commercial opportunity applied through volatilities derived from spectrums of geopolitical sentiments.

Golden Square attributes a core value to existing longstanding personal relationships to preserving an integrity based relationship, built on a strong sense of principle, centred on trust, value and fair play and with a view of maintaining a long standing reciprocating value based relationship into the future.



# Property Asset Investment

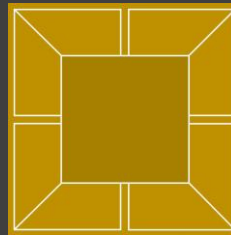
Golden Square places significant focus on high quality prime residential, commercial and iconic trophy property assets.

Our strategic investment approach looks to identify and model a number of value-add scenarios secured by intrinsic tangible assets.

Our investment models also support a number property backed investment cases based on sound financial principals extended to large and intermediate commercial property portfolios – globally.

Golden Square source quality project developments offering significant ROI potential by seeking to maximise upward values and/or future commercial value.

Golden Square has a global network of senior professional ‘off-market’ and confidential mandated property agent professionals, developers and professional advisors sourcing confidential sales and development investment cases.



## Commercial Property Assets

Golden Square understands the long term value of sustainable commercial retail and office rental incomes, centric for delivering the right balance of returns against debt equity.

Our approach looks to identify and implement the most efficient investment model secured upon established, long term and serviceable cashflows and property assets.

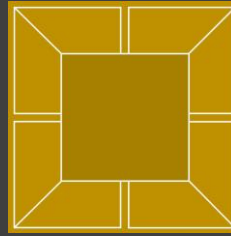
We are keen to capture sustainable yields from both single as well as larger portfolios within the office and retail rental space backed by solid tenants, preferably with tied fixed term leases and strong management.

Our primary focus is on London and metropolis centric but well established commercial rentals or good yielding financeable returns, secured by property with existing quality branded tenants.

Golden Square Equity Partners is actively seeking to acquire a growing managed portfolio of cashflow producing commercial assets moving forward.



# Hotels & Residencies



Our strategic approach to hotel investment has three key investment segments:

**Iconic & Prime Hotels** - Prime hotels provide lower yields, often unfinanceable against set asset valuations. We look to identify unextracted value by virtue of development, conversion and change of use and where commercially viable brand exploitation.

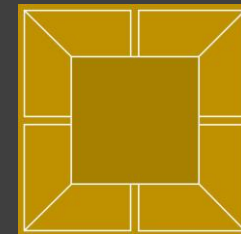
**Established Hotels** – We look to financially model hotels producing the right yield component against acquisitional valuations. Strong, incentivised and proven operational management – essential. Locations established in a commercial environments for business sustainability and growth. Golden Square is keen to amalgamate well ran London & UK centric commercial hotels into a global portfolio.

**Hotel Development** – Golden Square has a significant interest in a number of hotel related developments and expansion projects which fulfil a GSEP model designed to generate more short term investment together with a well supported estimated returns. Our strategy would not preclude ‘re-classification of use’ conditional upon a firmly credible business case and where planning consent approval likely. We would occasionally consider a short term re-sale purchase should the business case justify early profitable exit.





# Property Financing Principles



Golden Square primary mission objective is to divert finance away from negative and low performing investments into more appealing freehold asset structures, with sustainable and higher performing debt options.

Golden Square generally strategizes bank debt and bank financing to secure the right acquisitions and project developments. We are in meaningful discussion with many potential international equity partners recognising the value of freehold yields.

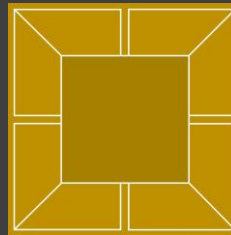
Golden Square welcomes any pre-qualified approaches to discuss the potential for commercial joint venture co-investment.

Golden Square has a number of specific assets in under offer ranging from single stand alone assets at a £5m entry level to ultra high value iconic assets and portfolios.

Golden Square requires any investment or project discussion be held on a strictly confidential basis and subject to terms set out in our Company NDA.

Any funding discussion must relate only to good, clean and cleared funds of a non-criminal origin, earned by legitimate means. We commit to following strict adherence to the international laws, protocols and best practices pertaining to KYC and AWR a commitment mutually expected and whose rules to prevail at all times.





## Mining & Industrial Metals

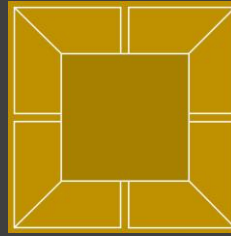
Golden Square holds a significant equity interest in London Gold LLC a Nevada registered entity engaged in the gold mining and exploration industry that has mining interests in the USA (Nevada, Arizona, California), Canada, Russia and Africa.

London Gold LLC has issued a USD \$1 billion 7 year Gold Bond @ 7% pa. to finance the purchase of gold mining projects and to expand the production capacity of the mines.

Golden Square is in the process of launching a crypto currency designed to trade on the blockchain based Binance Crypto Exchange using BTC (Bitcoin Cash) as pairing currency scheduled for launch in Q1 of 2020 Gold Square Token will be an STO securitised against proven gold reserves.



## Precious Metals

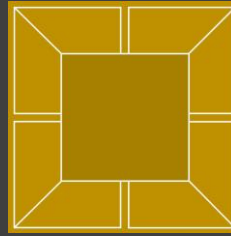


Golden Square is engaged in the exploration of platinum, Palladium and various rare earth minerals in Nevada, Arizona California and Greenland.



ENERGY

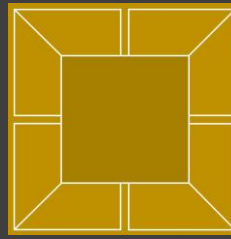
## Energy



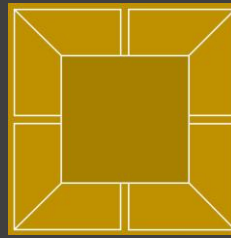
Golden Square is engaged in the natural gas exploration industry focusing on two exploration licenses totalling 400,000 square kilometres of the Sakhalind Island region of Russia.



## Pharmaceutical – Biotech



Golden Square holds 100% of London Pharma Holding Limited, the majority shareholder in Alterola Biotech Inc (ABTI) a publicly traded biotech company focused on the manufacture of nutraceuticals for the pharmacy industry and the medical cannabis sector producing high quality CDB oil.



## Cryptography

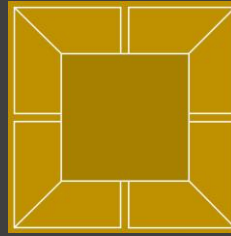


Golden Square Equity Partners is an early mover into the Bitcoin and Crypto currency sector and is in the process of launching a Gibraltar based crypto currency fund to be managed by Castle Trust Group – Gibraltar (a regulated trust company)

Gibraltar is a leading jurisdiction, embracing the crypto sector and at the forefront of the evolving technology..



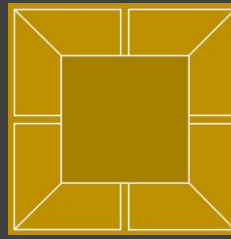
# Blockchain Technology



Golden Square is a founding partner and a significant shareholder holding in excess of \$100m in publicly traded stock of Gibraltar based Token Communities Limited (TKCM) that is engaged in blockchain related venture and technology advancement,

Alex Lightman is the CTO and a co-founder with Golden Square of Token Communities Limited is a world renowned author and the key-noted-speaker in the blockchain and crypto space.





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## Management and Advisory Board Members of Golden Square Equity Partners Limited

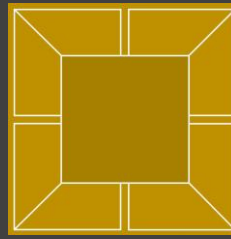
### **Peter Edwin Maddocks, Chief Executive Officer – Golden Square Equity Partners**

Peter Maddocks, is a Chartered Accountant who worked for Peat Marwick before he entered the banking world. Peter has served as a financial controller with Citi Bank, ANZ, Abbey National and Grindlays.

Peter spent several years in senior financial controllers position with Citi Bank Private Banking in London. Also financial controller of Citi Bank Italy and South East Europe, based in Rome with Citi Bank Venture Capitals emerging markets group in Southeast Asia.

Peter has held directorships in several private and public companies in the High Tech, Bio Tech and Mining Industries including companies publicly traded in the USA and is Chief Executive Officer of Golden Square Equity Partners Limited.

Peter has extensive experience in Banking, Capital Markets, Corporate Finance Debt and Equity Markets, Real Estate Financing and the Mining and Oil and Gas sectors where he has served on several public and private company board of directors for the past two decades.



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## **Irving Aronson Chairman Advisory Board and of Property Development Division.**

Irving Aronson, aged 75 years is a citizen of the United Kingdom, residing in London since 1981. Irving is a graduate with honors from Cape Town University in 1967.

Irving is originally from South Africa having qualified as a Certified Public Accountant in 1967. Engaged as a Partner in the Accounting Firm of Schwarz Fine in December 1967 - South African firm of Accountants. The firm merged with Arthur Anderson in March 1980.

Since 1981, Irving has carried out private equity and merger and acquisition transactions for his own account in sectors such as Retail, Hotels and Natural Resources, managing a private family office of several leading South African family clients. In 1985, Irving founded the firm Sellar Morris Properties with Messrs. Irvine Sellar (developer of the Shard Building in London) and Mel Morris, which became one of the largest property developer in the United Kingdom. Irving sold his interest in the firm in 1990 and continues to be involved in large real estate development project in Mayfair London currently on the drawing board.

Irving has had extensive interests in the pharmaceutical sector, assisting in the floatation of Zenith Laboratories Inc. subsequently acquired in 1983 by Ivax Inc., one of the largest generic pharmaceutical companies.

Irving is an active investor in the private and public sector in gold mining and oil and gas companies, providing funding and/or merging structures with quoted public companies and placing equity to provide funding.

Irving was appointed as a director and president of Millennium Energy in December 2013 and currently serves as its Chairman.

Irving is also Chairman of Belra Asset Management Limited and Chairman of London Pharma Holdings Limited and of Alterola Biotech Inc.

## **Craig Sohail Advisory Board Member and Head of Hotels & Leisure and Corporate Acquisitions.**

Craig joined Brown & Root (Halliburton) in 1976 as an apprentice mechanical & design engineer in the Oil, Gas, Petrochem and Offshore industries. Craig worked as a contract design engineer through the eighties and early nineties across Europe, Scandinavia and the USA, engaged to many of the world's leading oil & gas companies - BP, Shell, Mobil, Stat Oil, Mathew Hall, Siemens, Mannesmann, Phillips Petroleum. Craig also worked in the nuclear energy generation industry in the US & Germany, the Loss Control & Fire Protection for off and on-shore facilities, and in a number of Project Management roles including the BP Miller Platform seconded from H&G.

In 1990 Craig set-up Eden Brown Recruitment Group a leading specialist professional recruitment and co-founded Matrix SCM building the business into a diverse reputable recruitment and managed services company producing a consistent turnover of circa £200m pa. In 2007 EBR sold controlling interest to Hamilton Bradshaw's Human capital Investment Group (HCIG) until a full exit (2014) when the Company was sold for £80m to Graphite – a US private equity company.

Founder and Chairman of Aimselect Recruitment Group Limited.

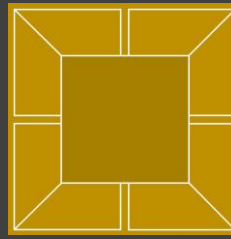
Founder & Chairman of Equity Bell Limited – a regulated retail market trading specialist in Options.

Enermex Deputy Chairman - an oil & gas consultancy and supply chain service provider to offshore industry. The role of Enermex is to bring together the latest technology and best working practises into Mexico's oil & gas industry.

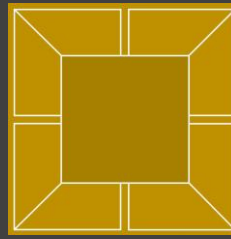
Additional : Commercial & Prime Residential independent property broker – ten years developing a world class network.

Interest in the Mining and Precious Metals industry.

Age 62 - British



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**Ali Abood Advisory Board Member and Chairman Middle East and Equity Finance division.**

Ali has been recently appointed as a member of the advisory board of the company.

Ali Abood is a Tanzanian by birth and from a prominent business family.

**Main Career Overview & Achievements:**

Senior Advisor and International Consultant for various multinational corporations.

In excess of twenty years' experience in the field of marketing and business development in the Middle East and Africa.

Travelled extensively, establishing top-level contacts in business and government in most of the countries in those regions.

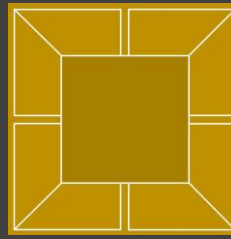
Chief Executive of Gulf Marketing Consultants

Financial Controller of the Embassy of the State of Qatar in London.

Finance and Marketing Division for Exxon responsible for the Middle East and Africa.

Also previously appointed within the Trade Finance Department of the National Commercial Bank of Saudi Arabia.

Bachelor of Commerce degree through the University of Cairo, Egypt.



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## **Zoliwe Macanda - Advisory Board Member Head of Africa and Debt Finance Division**

Ms Zoliwe Macanda, is a Chartered Accountant, B Com. Hons (Univ. of Cape Town)  
MSc Finance (University of Wales) CA(SA), ACA (England & Wales)

### **Main Career Overview & Achievements:**

Zoliwe holds a number of directorships in a portfolio of corporates in South Africa and London.

Financial advisory and project management experience from working with:

Pricewaterhouse Coopers – Chartered Accountants & Auditors

NM Rothschild Investment Bank in London, New York and South Africa.

Several corporate finance advisory including privatization, Initial Public Offers (IPO's), mergers and acquisitions, divestitures including management buy-out and project management transactions.

Worked for a time as a Finance Director at MTN/ Orbicom, assisting the Group in advancing their African operation projects in telecommunications.

Founder of Bele Holdings capitalizing on the commercial opportunities.

Appointed a non-executive director of Ubank Limited and Ubank Controlling Company Limited, representing the South African Chamber of Mines.

## **Bradley Charlton Advisory Board Member - Hotels & Leisure Acquisitions.**

University of Reading - Quantity Surveying BSC Hons – Reading University

Aimselect Recruitment Group – Chief Operating Officer (Interim - Financial Director)

Responsible for re-establishing the business model as a Wind Energy Off-Shore Consultancy business for Germany, Holland & UK.

### **Critical functions**

Setup the business environment to re-establish the Aimselect brand in Wind Energy Recruitment - including Offices, Banking Relationships Facilities (Lloyds Commercial/Close Brothers).

Statutory and Legal Governance, Commercial Contracts and Professional Engagements and Services.

Full Operational Management in an Executive and Operational function and responsible officer of the Company beneath the CEO.

Comprehensive responsibility of all financial aspects of the Company and a core decision maker central to the exec-management.

Responsible for employee contracts, and statutory preparation of employee handbook & HR related issues.

Preparation and implementation of ISO 9001, REC recommendations and Data Protection.

Primary liaisons between Clients resolving raised issues with non-revolving solutions queries.

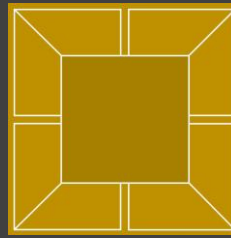
Additionally, managing and liaising with Company Creditors & Debtors.

Fully responsible for delivering Staff & Contractor payrolls (circa 100 staff & contractors).

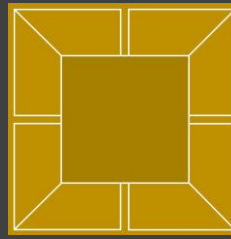
Fully responsible for managing PAYE and other various statutory European cross-border taxations – Corporate, Company Employee.

Joined Golden Square Equity Partners in 2019 – Prime Residential and Commercial Property acquisition team and liaising with clients and vendors. Sourcing agent and project valuation reporting. Implementing operational protocols for GSEP.

Age 30 - British



**GSEP**



GSEP

For further Information please email your request to:

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[craig@goldensquareequity.com](mailto:craig@goldensquareequity.com)

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London W1F 9JP

[www.goldensquareequity.com](http://www.goldensquareequity.com)

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