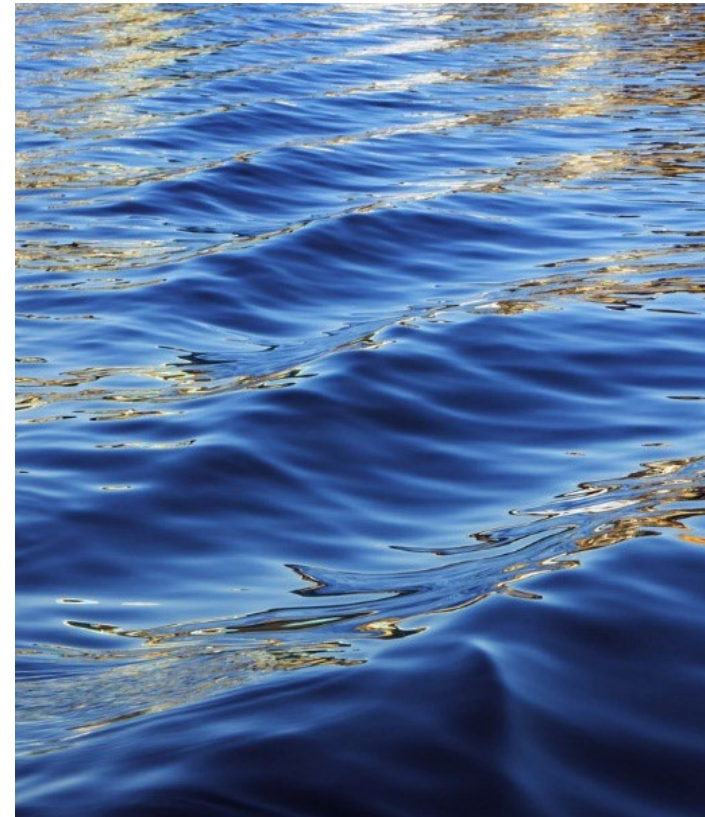




High-Performance Manufacturer Expanding in USA



Relocation to UAE Allow Strategic, Financial, Logistical, And Innovation-Focused Advantages

- High-Performance Manufacturer is headquartered in Dallas, Texas, while the manufacturing facility, incorporated in 2006, is a South Korea-based pioneer in electric vehicle (EV) charging technology.
- The company is the first in South Korea to manufacture distributed EV charging technologies and today manufactures fast chargers used across the globe. Over two decades the company has achieved key milestones – from producing South Korea’s first quick charger in 2009 to securing foundational patents on intelligent power distribution by 2011. The company now owns exclusivity to over 20 core EV charging patents and proprietary designs; tellingly, more than 65% of Level 3 fast chargers worldwide incorporate the company’s innovations (often without license)[2]. In its home market, The company commands approximately 80% of South Korea’s electric bus charging segment, underscoring its dominance in commercial e-mobility infrastructure..
- Major clients include: Rivian, Ford Motor Company, Siemens Industry, Danam Engineering, American Power Conversion and Schneider Electric.
 - ❖ There is no specific credit rating for the company publicly available, but South Korea's sovereign credit rating is high, with major agencies assigning ratings like AA (Stable) from S&P Global Ratings, Aa2 (Stable) from Moody's, and AA- (Stable) from Fitch Ratings. This indicates strong creditworthiness for the country.
 - ❖ Ford Motor is assigned ratings like BBB- (Negative Outlook) from S&P Global Ratings, BBB (Stable Outlook) from Morningstar, and BBB- (Stable Outlook) from Fitch Ratings.
 - ❖ Siemens holds a strong credit rating like AA- (Stable Outlook) from S&P Global Ratings, Aa3 (Stable Outlook) from Moody's, and A+ (Stable Outlook) from Fitch Ratings.
 - ❖ Schneider Electric holds an A2 credit rating from Moody's with a stable outlook as of June 2025, which was an upgrade from its previous rating. Separately, S&P Global Ratings assigns a rating of A with a stable outlook for the local currency and A- for the foreign currency, also with a stable outlook.

High-Performance Manufacturer Platform

Manufacturer is driving a transformative initiative in EV charging and renewable energy, built around their current facility's manufacturing excellence. They are expanding in the UAE and enrichment in the USA helps unite and scale strategic assets alongside intellectual property from the Korea operations and renewable assets.

The technology and electronics company was founded in 1985 in South Korea and in the Philippines, was later incorporated in 2006. USA operations began in 2023 and Dubai company setup in 2024. Manufacturer operates two plants in Philippines, one in USA and corporate offices in USA, Dubai and Singapore.

The company already procures \$100+ million in components annually across its operations[13], giving it considerable bulk purchasing power. This scale allows the Manufacturer to secure critical parts (semiconductors, connectors, enclosures) at 7–10% lower cost than market, a valuable edge in cost control.

Manufacturer offers “womb to tomb” services—including surface-mount technology (SMT), conformal coating, PCB assembly and test, failure analysis, wire harness fabrication and complete box builds. They also run final assembly lines, return merchandise authorization (RMA) and rework operations, and provides after service support with vertically integrated supply chain management.

With \$167M USD in Equity, \$107M in Net Sales and \$26M in Net Operating Income in 2025 from International Operations, this High-Performance Manufacturer is ready to be an industry leader in the USA!

The Proposal

- The borrower is acquiring 49.9% ownership in the USA company, contract terms agreed to among the parties. Tenure- 7 years call period with amortization of 30 years. Debt can be converted to equity during the term at agreed upon pricing.
- Lender gets Controlling Rights and International Business Rights.
- Lender can convert 12.0% note to 39.9% equity ownership during term.
- IRR = 27.0%
- Lender gets One Board Seats & VETO Power.
- Seller maintains \$750K USD Cash Reserve (Under borrower's control).

	Purchase Price	Ownership % / PMT	Company Valuation
High-Performance Manufacturer	\$ 10,000,000	49.90%	\$ 52,000,000
Loan-to-Value Allocation Based on Ownership %	38.54%		
Debt-Coverage Service Ratio @	12.00%	\$1,200,000	

Gross Income Y1	Gross Income Y2	Gross Income Y3	Gross Income Y4	Gross Income Y5
\$ 9,850,000	\$ 15,752,500	\$ 20,569,375	\$ 26,063,281	\$ 33,895,773

	Net Operating Income Y1	Net Operating Income Y2	Net Operating Income Y3	Net Operating Income Y4	Net Operating Income Y5
	\$ 7,633,750	\$ 12,208,188	\$ 15,941,266	\$ 20,199,043	\$ 26,269,224
DCSR	6.36	10.17	13.28	16.83	21.89

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