InvestSure

Corporate Profile | 2026

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OUR STANDARD

We see the whole landscape yet master every detail.



INVESTSURE AT A GLANCE

Established in Dubai, 2026

InvestSure Group combines property development, capital structuring, and international trade within one unified platform, headquartered in Dubai, United Arab Emirates.

Development is the principal activity. The other three pillars extend the Group's commercial relationships, market intelligence and routes to value.

2026	3	4
ESTABLISHED	CONTINENTS	OPERATING PILLARS

PURPOSE

To connect development capability, capital strategy and trade relationships so opportunities can be assessed, structured and delivered with discipline.

VISION

To be recognized among the United Arab Emirates' most trusted privately owned development, capital, and trade groups – measured by the quality of our execution and the value we create.

MISSION

To pursue sound opportunities, build enduring partnerships and create long-term commercial value under clear governance protocols.



WHO WE ARE

One platform.
Three operating pillars.

InvestSure sets Group strategy, governance and operating standards. DevelopSure leads property development. CapitalSure develops capital strategies and commercial structures. TradeSure works across selected physical commodities and building materials. GoldSure Trading L.L.C. is a separate legal entity with a specialist gold mandate, presented within the wider trading proposition.

Each has a distinct role. Shared leadership and professional services connect decisions where development, funding and market access meet. InvestSure is building its own record through selective opportunities and accountable delivery.

InvestSure CapitalSure DevelopSure TradeSure



THE INVESTSURE STORY

Built where ambition meets certainty

Opportunities often lose momentum when the commercial case, capital structure and delivery plan are developed in isolation. InvestSure was established to bring those decisions closer together. Its Dubai base gives the Group a platform for UAE development and relationships across international capital and trade markets. The priority is straightforward: test each opportunity carefully, assign clear ownership and follow decisions through to delivery.

OUR VALUES

Integrity first

Protect trust and raise material issues, even when that changes a commercial decision.

Diligence in every detail

Test demand, cost, programme, capital and risk before commitment.

Global experience local understanding

Apply international experience with respect for the requirements of each site, market and stakeholder.

Partnerships beyond transactions

Work with people whose interests, capabilities and standards support a lasting relationship.



His Highness Shaikh Saqer Bin Abdulla Bin Faisal AlQasimi

Co-Founder & Group Executive Chairman

The United Arab Emirates sits at the centre of global investment and sustained economic growth. As the nation attracts international capital and serious enterprise, there is a real opportunity to contribute to its next chapter.

InvestSure was established to bring property development, capital solutions and international trade together within one platform, supported by longstanding regional relationships and an international network across commodities and finance.

We are at the beginning of this. What I commit to is the standard: integrity, transparency and partnership.

> Lasting success is built through integrity, patience and disciplined execution.



Ronnie Khalil

Co-Founder & Group Chief Executive Officer

Growth on its own is not a strategy. Markets are full of businesses that pursued scale without capability, and the ones that failed rarely failed for want of ambition.

Two decades in development, construction, investment and trade, in Australia, and across the Middle East, Europe, and Asia - point to one pattern. Outcomes are decided at acquisition, in the feasibility, and in whether the team is honest about what the numbers say.

We are a young business with an experienced team, and we intend to be judged on what we deliver rather than what we announce.

> Outcomes are determined long before delivery.



Sean Unwin

Group Chief Financial & Investment Officer

Sean Unwin is Chief the Group Financial and Investment Officer of InvestSure Group. A Chartered Accountant and senior commercial strategist, he brings experience in financial governance, investment structuring, capital management and international trade.

Sean leads financial strategy, funding structures, feasibility analysis and investment oversight. He tests the commercial basis of opportunities and the controls needed as they move from proposal to execution.



Daniel Gianesi
Group Chief Operating Officer

Daniel Gianesi is the Group Chief Operating Officer of InvestSure Group. His experience spans property development, commodities trading, corporate structuring and brand development. He leads the governance framework, transaction coordination and internal systems that connect the Group's businesses.

Daniel brings structure to decisions involving development, finance, commercial activity and delivery, with a focus on clear responsibilities, reliable information and effective controls as the platform grows.



OUR CULTURE

Designed early, protected deliberately

Culture cannot be announced. It is what accumulates from the decisions people make when there is no policy covering the situation and no one checking.

InvestSure is at the stage where culture can be designed deliberately and embedded early. We reward preparation, ownership, commercial judgement and the confidence to speak when something does not add up.

The intent is entrepreneurial in mindset and institutional in execution. Those two pull against each other, and holding both is the point.

> Good teams become great ones when the members trust each other enough to surrender the me for the we.

RONNIE KHALIL
GROUP CHIEF EXECUTIVE OFFICER

GOVERNANCE

Decisions taken at the level that should be taking them.

Group governance connects strategic oversight, project control and specialist execution. Material commitments move through defined authority and documented approvals. Consistent reporting helps decision-makers understand scope, cost, programme and risk before they act.



THREE LEVELS OF OVERSIGHT

01

Steering Committee

Group and project-level reserved matters, capital commitments, risk appetite and stage approvals.

02

Project Control

Integrated review of scope, cost, programme, approvals and risk, with issues escalated to the appropriate authority.

03

Specialist delivery

Consultants, contractors and operating teams deliver within approved briefs, contracts and reporting requirements.

InvestSure

Where Ambition Meets Certainty

The parent platform sets strategic direction, governance and Group priorities. It coordinates executive oversight, shared services and relationships that support the operating businesses.

Capabilities:

Group strategy | Governance and risk | Finance and operations | Institutional relationships | Cross-business coordination



CapitalSure

Where Capital Meets Certainty

CapitalSure develops capital strategies and commercial structures for opportunities with a clear underlying case. Its current mandate includes financial analysis, partnership structures and engagement with aligned capital providers. A regulated fund platform is proposed and remains subject to structure, approval and the required permissions.

Capabilities:

Capital planning | Financial structuring | Project funding strategy | Capital-partner relationships | Proposed fund-platform establishment.



DevelopSure

Where Vision Meets Portfolio

DevelopSure assesses, plans and leads real estate development from the first commercial question through design, approvals, construction, handover and market positioning. It keeps product decisions connected to demand, cost and programme.

Capabilities:

Origination and feasibility | Development strategy | Design and approvals | Delivery oversight | Commercial readiness.



TradeSure

Where Commerce Meets Capital

TradeSure works across selected physical commodities, connecting qualified supply and demand with workable commercial terms, logistics and documentation. Gold activity is conducted through GoldSure Trading L.L.C., a separate legal entity with a specialist gold mandate.

Capabilities:

Supplier and buyer relationships | Product and counterparty review | Transaction structuring | Logistics and documentation | Settlement oversight



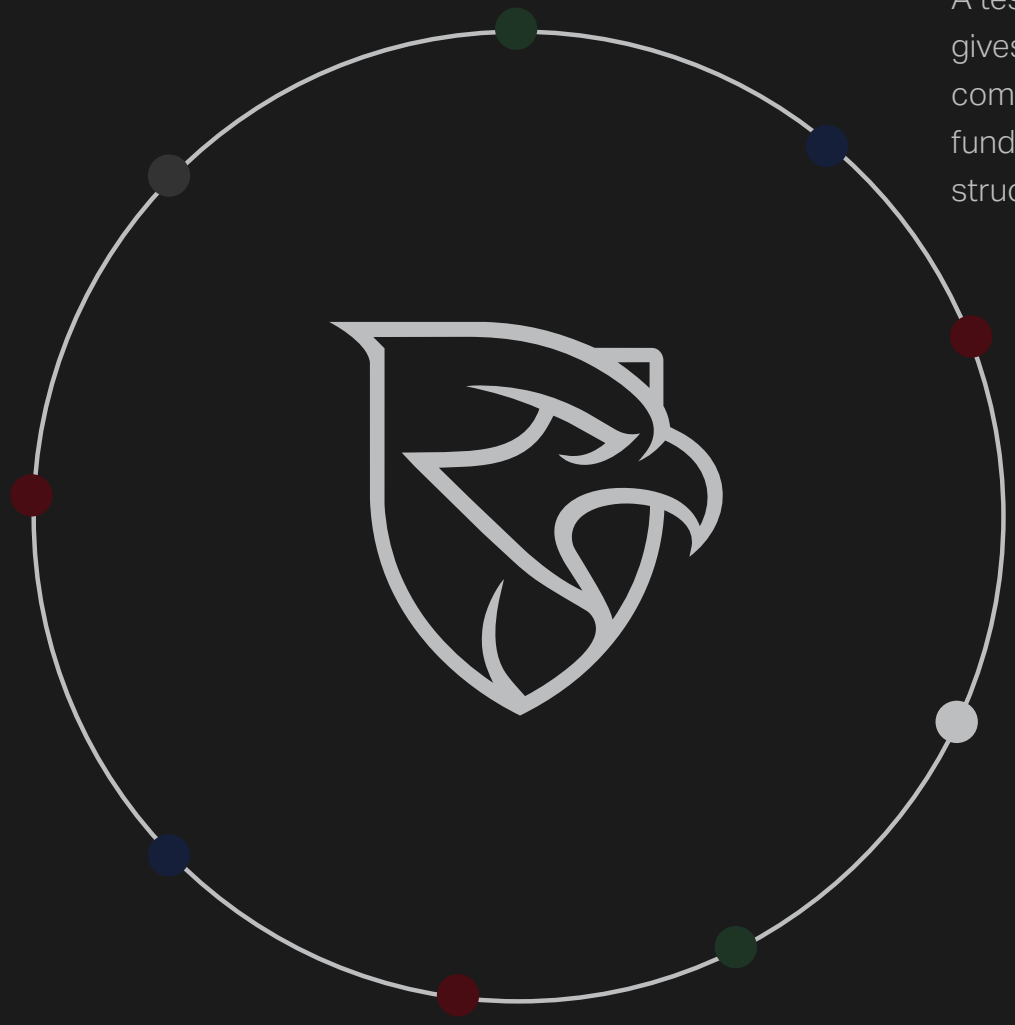


How the Platform Connects

A viable development needs a sound commercial case, a realistic funding plan and dependable execution. InvestSure connects those disciplines early. Shared oversight helps opportunities move between specialist teams without losing the assumptions or decisions that shaped them.

Development informs capital

A tested DevelopSure opportunity gives CapitalSure a defined commercial basis for evaluating funding and partnership structures.



Trade supports delivery

Where appropriate, TradeSure relationships may support materials and supply-chain opportunities under the same procurement and approval controls applied to external suppliers.

Capital informs development

Funding assumptions, risk and timing are considered while the development strategy is still being shaped.



HOW WE CREATE VALUE

01	Originate	Identify opportunities through direct relationships and market work.
02	Test	Examine demand, feasibility, cost, timing and risk.
03	Structure	Align the commercial, capital and governance framework to the opportunity.
04	Deliver	Coordinate design, approvals, procurement and execution against agreed decisions.
05	Realise	Choose the appropriate sale, operation or asset strategy on the facts of the project.

LEADERSHIP EXPERIENCE

Delivery across decades

InvestSure was established in 2026, however our leadership spans decades across multiple continents. The projects overleaf are shown because the evidence the capability the Group is built on.

GEOGRAPHIC REACH

Where we are, and what that means

InvestSure is headquartered in Dubai, United Arab Emirates. The Group evaluates opportunities and relationships across the UAE and selected international markets.

Headquarters:

Dubai, United Arab Emirates

Experience:

GCC, wider MENA, Europe, and Australia





UAE-based, Global Reach



Sectors

- Residential and mixed-use development
- Strategic real estate classes
- Energy
- Precious metals
- Agricultural commodities
- Building materials
- Capital structuring and private investment

Opportunity criteria

- Strategic location or clear market relevance
- Strong underlying fundamentals
- A defined value creation pathway
- A risk profile that can be described precisely
- A credible route to realization

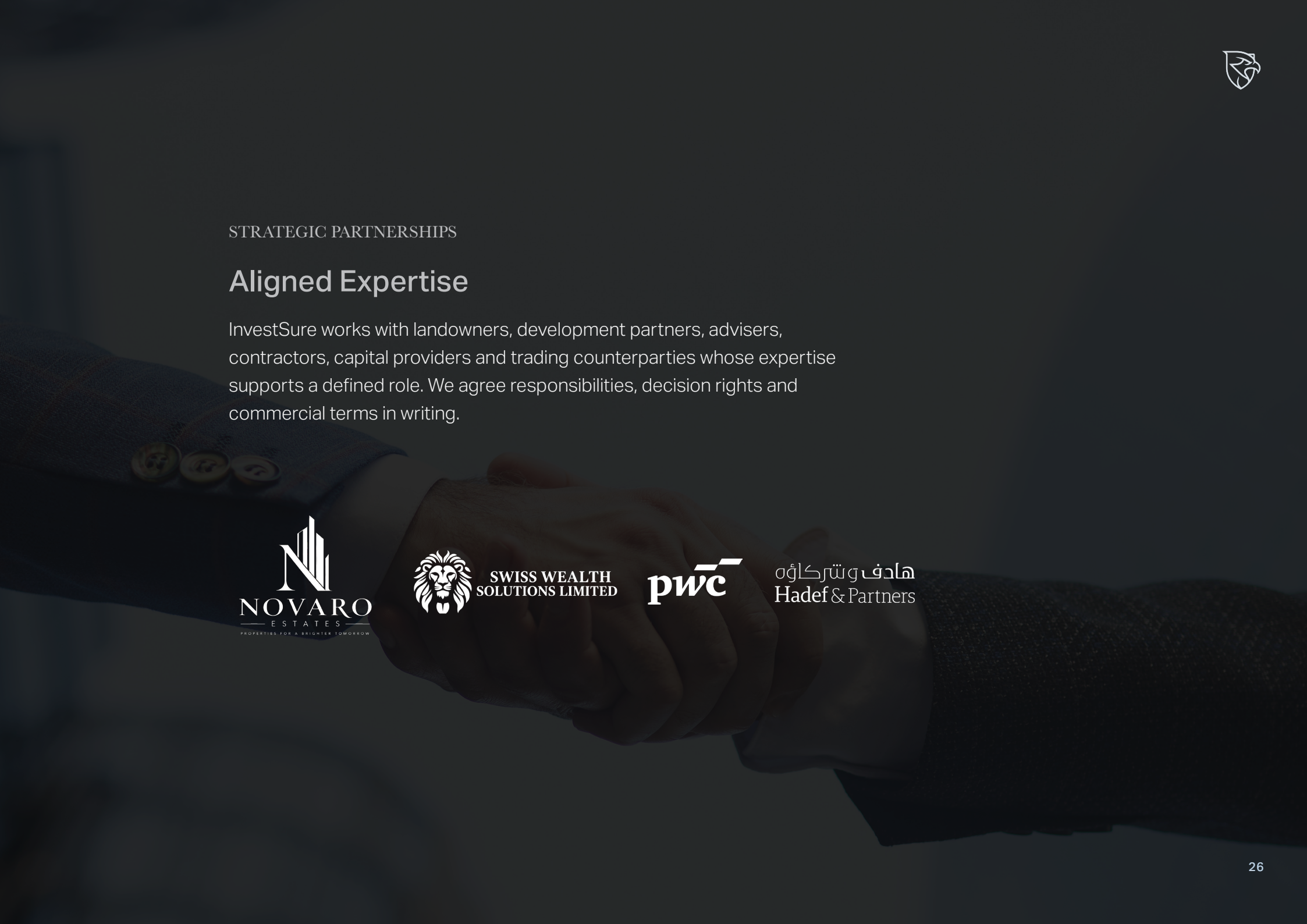
Partnership criteria

- Alignment of interest, not just of objective
- Demonstration of reputation and capability
- Capabilities that complement
- A long-term mindset
- Willingness to document what has been agreed

STRATEGIC PARTNERSHIPS

Aligned Expertise

InvestSure works with landowners, development partners, advisers, contractors, capital providers and trading counterparties whose expertise supports a defined role. We agree responsibilities, decision rights and commercial terms in writing.



RESPONSIBLE GROWTH

What is in place, and what is intended.

InvestSure separates today's responsible-growth practices from the commitments it is building. What exists is a governance posture. The next step is to convert it into measurable commitments as development activity scales.

Partnership criteria

- Documented governance and decision authority
- Financial controls and reporting discipline
- Compliance and documentation in trading activity
- Ethical conduct standards

Intended

- Responsible capital allocation criteria
- Sustainable development standards at feasibility
- Local participation and supply-chain commitments
- Community impact measurement
- Transparent reporting against stated commitments

FUTURE DIRECTION

The ambition is not to become larger for its own sake. It is to become capable of larger things.

Establish a UAE development business

Delivering residential, mixed-use, hospitality and master-planned projects that respond to their markets and locations.

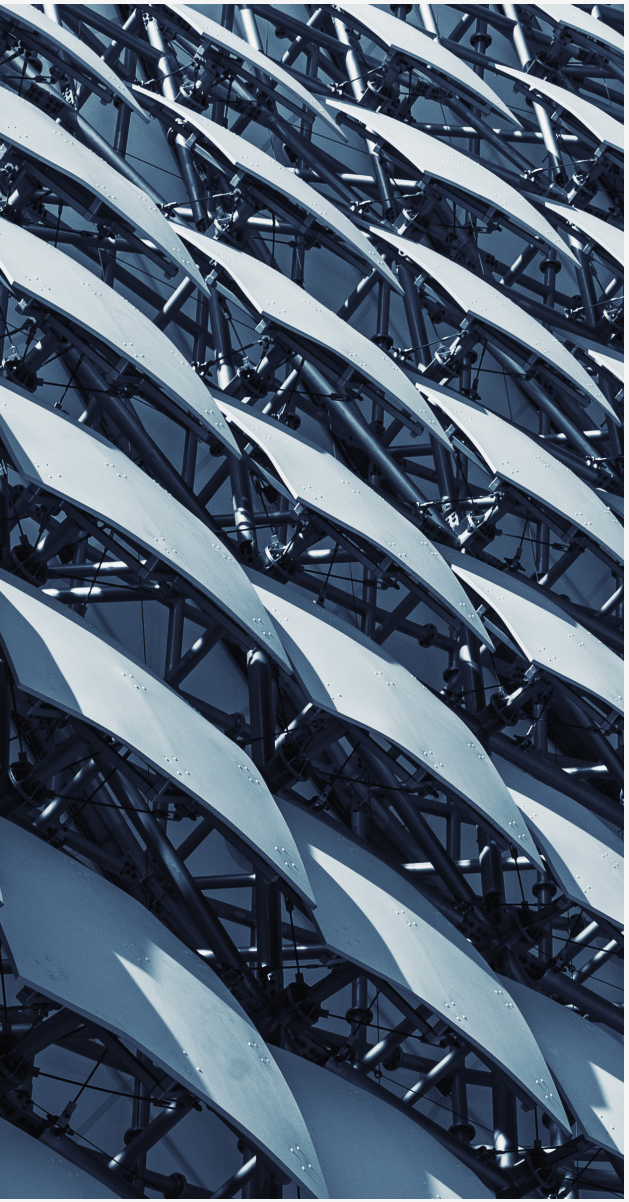
Build a disciplined pipeline

Through strategic land partnerships, selective acquisitions, and long-term relationships with landowners, investors and delivery partners.

Grow the integrated platform

Connecting property development with capital solutions and international trade, creating complementary sources of opportunity and reach.





WHY INVESTSURE

Capability across the lifecyle	Origination, feasibility, structuring, delivery and realisation sit inside one platform.
Capital intelligence from operations	Investment decisions are tested against how projects actually behave.
Four connected pillars	Multiple routes to value and complementary sources of market intelligence.
International experience; local partnerships	A leadership team that has delivered across three continents.
Governance built early	The control environment was established before scale demanded it.
Selectivity as strategy	The Group declines more than it pursues. For partners, that is a feature.

InvestSure

For development, capital, trade and strategic partnership enquiries, contact the InvestSure team at

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