



**TOURISM
INVESTMENT
FUND LTD.**



INVESTMENT

PITCH MEMORENDUM

This document is intended solely for eligible interested investors and is neither a prospectus nor a disclosure document. This is only an offer for investment where investor are requested to invest only after proper business understanding.



**"If you don't find a way to make money
while you sleep, you will work until you die."**

- *Warren Buffett*

Introduction

Introduction

Established in 2076 with the aim of promoting and investing in the country's tourism sector,

Enhancing infrastructure, developing new attractions, and improving existing facilities.

It operates under a regulatory framework to ensure transparency and protect investors' interests.





Vision

To be the leading catalyst for sustainable tourism development Domestically as well as globally also, driving economic growth, enriching communities, and enhancing cultural exchange through strategic investments in innovative and impactful tourism ventures.

Mission



To catalyze the growth of the tourism sector by providing strategic investment, expert guidance, and innovative solutions, fostering sustainable development and creating value for our investors, partners, and communities nationwide & worldwide.

Goal



Expand the investment portfolio by 100% within three years, achieve a 100% client satisfaction rate, and establish TIFL as a top Company in Nepal within five years.

What We Do

- ↑ Equity Advisory
- ↑ Private Equity Funds
- ↑ Early Stage Investing
- ↑ Alternate Investment Funds
- ↑ Offshore Investing
- ↑ Venture Capital Fund



Investing Area

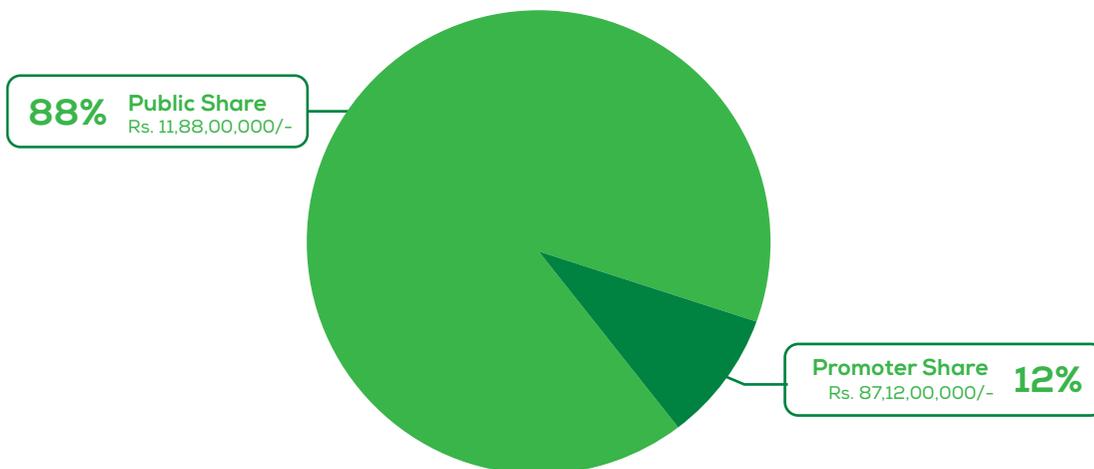
- ↑ Tourism
- ↑ Ropeways
- ↑ Infrastructure
- ↑ Hospitalities
- ↑ Technology
- ↑ Real-estate
- ↑ Recreation



Investment Portfolio



Plan Capital Structure



Particulars	Amount
Authorized Capital	1,00,00,00,000/-
Issued Up Capital	99,00,00,000/-
Promoter Share (88%)	87,12,00,000/-
Public Share (12%)	11,88,00,000/-

Note: Out of Total Paid Up Share Capital of TIFL, 12% of Share will be Issued for Initial Public Offering (IPO) to general public including to employees, Mutual Funds and Local Peoples and 88% of Share will be segregated for promoter share.

Investment Protocol

RKD Holdings Limited	55%	54,45,00,000/-
Chartered Individual	15%-	14,85,00,000/-
Corporate/Institution	10%	9,90,00,000/-
Other Individual	8%	7,92,00,000/-
IPO	12%	11,88,00,000/-
Total	100%	99,00,00,000/-



TIFL's Investment Approach in Nepal

- ↑ Diversification across sectors like infrastructure, technology, and real estate.
- ↑ Focus on sustainable projects with long-term growth potential.
- ↑ Strong risk management through analysis and portfolio reviews.
- ↑ Leverage strategic local and global partnerships.
- ↑ Data-driven decision-making with financial modeling and analytics.



Strategy



To achieve sustained growth and returns by investing in the tourism sector, whether through equity, venture capital, or other financial instruments.

Focus Areas:

Geographical Focus:

Target regions or across the countries with high tourism potential.

Sector Focus:

Invest in various segments such as Rope ways, hospitality, Tours & travel, Information Technology, Tourism Infrastructure, Real-Estate, and Recreational or Entertainment.

Impact Goals:

Focus on sustainability, community impact, and enhancing local economies.

Risk Management:

Diversify investments across different tourism-related sectors and geographies to mitigate the risks



Tactics

Promoting relevant subsidiaries and associates' companies, and their company converting into the publicly listed company to gain capital.

Market Research:

Conduct in-depth market analysis to identify trends, emerging markets, and potential high-growth areas within the tourism sector.

Investment Criteria:

Establish clear criteria for investments, including return on investment (ROI) expectations, exit strategies, and due diligence processes.

Partnership Development:

Form strategic partnerships with local governments, tourism boards, and private companies to leverage local expertise and resources.

Brand Building:

Develop a strong brand presence to attract investors and position the fund as a leader in tourism investment.

Program

Investing in the financial event management sector to earn an enormous profit.



Investment Funds:

Create specific funds within the company focused on different areas such as venture capital for startups, private equity for established companies, or infrastructure development.

Incubation and Acceleration Programs:

Support tourism startups by providing funding, mentorship, and resources to help them scale.

Sustainability Initiatives:

Launch programs that invest in eco-friendly tourism ventures, promoting sustainable travel and reducing environmental impact.

Investor Relations:

Develop programs to keep investors informed, engaged, and satisfied with regular updates, reporting, and communication.

Action

Offering the equity share to pay the "issues of capital" of the company.



Deal Sourcing:

Identify and evaluate potential investment opportunities through networking, research, and industry events.

Due Diligence:

Conduct thorough due diligence on potential investments, including financial analysis, market potential, and management team assessment.

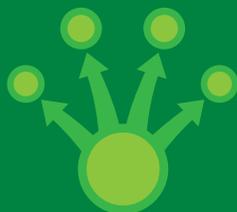
Portfolio Management:

Actively manage the portfolio by providing support to invested companies, monitoring performance, and making adjustments as needed.

Exit Strategies:

Plan and execute exit strategies for investments, such as selling stakes, IPOs, or mergers and acquisitions.

Risk Management Strategy



Diversification

Spread the investments across sectors and asset types to reduce exposure to any single market or industry risk.



Continuous Monitoring

Regularly review portfolio performance and market conditions to proactively address potential risks.



Hedging & Safeguard

Utilize Financial Instruments and risk mitigation techniques to protect against market volatility and unforeseen events.

Sources of Fund

Equity

- a. Promoters shareholders, individual and corporate
- b. Initial public offering (IPO)
- c. Private Equity

Debt Financing

- a. Loan and bonds
- b. Credit Lines

Internal Sources

- a. plugging back of profit
- b. Assets/projects disposed/sell off





Business Outcome

- ↑ Average Yearly 15%+ Dividend
- ↑ Capital Appreciation through IPO listing
- ↑ 100% Business growth within 3 years.

Conclusion

Trusted Investment Partner:

TIFL serves as a reliable partner for investors, offering expertise and strategic guidance in high-potential sectors.

Real Returns: TIFL commitment to delivering tangible returns ensures that your investments provide real value and financial growth.

Growing Together:

With a shared vision for long-term success, TIFL foster partnerships that enable both Investor and TIFL to thrive and grow together.



Invitation !

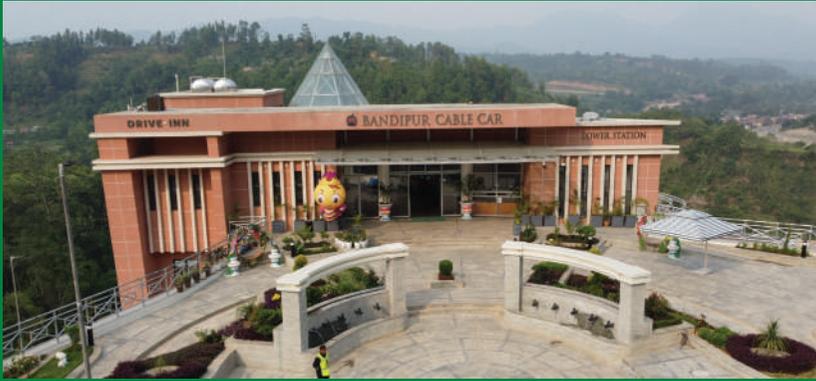
In summary, Tourism Investment Fund Limited is uniquely positioned to capitalize on the growing opportunities in the tourism sector through targeted investments in high-potential ventures. Our strategic focus on private equity and venture capital investments, coupled with a deep understanding of the tourism industry's dynamics, sets us apart as a compelling choice for investors seeking substantial returns and long-term growth.

As we navigate an evolving global landscape, the tourism sector remains a resilient and promising field with significant potential for innovation and expansion. Our team's extensive experience, robust investment strategies, and commitment to sustainable and responsible investing ensure that we are not only capable of identifying lucrative opportunities but also of nurturing them into successful enterprises.

We invite you to join us on this journey, leveraging our expertise and shared vision to create lasting value and contribute to the transformation of the tourism industry. Together, we can unlock new avenues for growth and success.

Thank you for considering Tourism Investment Fund Limited as your partner in this exciting venture.







Board of Directors



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