



A SUSTAINABLE
BUSINESS DEVELOPMENT
FUND

From Tiny Seeds Grow Mighty Trees

Verte's Venture Strategy

Focus on the Emerging Technologies rather than Real Estate

Why High-Growth Businesses?

Higher Returns
Larger Tax Benefits
Greater Social Impact
Lower Capital Needs

VC Differentiation Versus RE OZ Investing

- Less than 1% of QOFs are in Operating Business; 99% RE
- Only sliver of that 1% pursuing in Venture Capital (VC)
- 10-year historical return example: 3X on RE vs 20X on VC
- Larger capital gains tax benefit potential in VC-OZ
- Lower capital needs of VC; larger economic impact, diversification per dollar

Typical Investor Profile

- RE-OZ investors already
- Looking for something different, more growth orientation
- Some diversification away RE
- Relatively small capital commitment

Portfolio Strategy

- As a single asset, VC is riskier than RE
- Asset diversification: currently 12 curated companies
- Long-term time diversification: evergreen strategy
- Rolling opens to new investors; annually around mid-year
- Internal retention of gains and income through 2026



Investment Strategy

- Early-stage growth companies, typically in seed round
- Small initial investments
- Follow-ons added along company's VC financing path
- Growth: technology orientation
- General industry-verticals and geographic dispersion

Fund History

- 2019 launched late in year
- 2020 initial price \$1.00 per share
- 2021 at estimated NAV (YE 20) \$1.10 per share
- 2022 at estimated NAV (YE 21) \$1.25 per share
- 2023 at estimated NAV (YE 22) \$1.25 per share
- 2023 positive operating cash flow
- 2024 expected positive operating cash flow

Verte's Dynamic Portfolio

- ✓ Reliable Deal Flow
Active Pipeline of
Quality Investments to
Match Timing of
Investment Capital
- ✓ Ability to Achieve
Scale and Portfolio
Diversification
- ✓ Capital Planning to
Offer Multiple
entry/exits for
Shareholders

4 of 12 Companies



- Animation Studio
- Own their IP or “content” Creator
- Kulipari series on Netflix and Hulu
new season (23) and movie (24)
- Preschool series, international,
video, VR games, etc
- 2 other OZ funds invested



- Medical Device
- Diagnostic and therapeutic for
sleep apnea using ultrasound
- Patents and non-dilutive grants
- Clinical trials on FDA-approval path
- Launched by MDC Engineering
Studio, strong deal sourcing



- RiseKit, Software as a Service
- Free to job-seekers, typically in OZ
communities and facing barriers to
workforce entry
- Based on text messaging
- Interactively connects to non-
profits, local governments, services
and companies seeking employees

AAC East, LLC

- State-of-art Building Material
- Autoclaved Aerated Concrete
- German technology
Protected licensee in the US
- Lighter, stronger compared to concrete
better fire-retardation and sound
- Strong sales, profitable

Verte Opportunity Fund DISCLAIMER



This is not an offer to sell nor a solicitation to buy Verte Qualified Opportunity Funds. That can only be done by our current Confidential Private Placement Memorandum (“CPPM”). Securities offered by Verte Opportunity Fund Inc. are for accredited Investors only. The shares being sold in this offering have not been approved or disapproved by the Securities and Exchange Commission or any state’s securities division. Nor has the Securities and Exchange Commission or any state securities department passed upon the accuracy or adequacy of the CPPM, or the disclosures provided therein. Any representation to the contrary is a criminal offense.

The information contained in this presentation is for general information purposes only. The information is provided by Verte Opportunity Fund Inc. and while we endeavor to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability of the information, products, services, or related graphics contained in this presentation for any purpose. Any reliance you place on such information is therefore strictly at your own risk.



VERTE  **Z**

LinkedIn | lomills@pianalytics.net | (301) 651-4809