



Investment Memorandum | £500M Capital Raise

*Funding National Development Through Refugee Resettlement &  
Strategic Infrastructure*

**\*\*Phase 1: £1M first raise\*\***

# Investment Highlights

- ✓ **Government-Backed:** Established by Act of Parliament (2024), with sovereign oversight.
- ✓ **Oil Economy Tailwinds:** Guyana's GDP growth +30% in 2023 (IMF), with \$30B+ oil revenues projected by 2030.
- ✓ **First-Mover Advantage:** Exclusive access to Silica City (first smart city) and high-return infrastructure projects.
- ✓ **De-risked Structure:** 40% private capital matched by 60% grants/bonds; tax shields cover 50% of equity risk.

# Market Opportunity

## A. Guyana's Infrastructure Gap

Sector	Demand (2024 – 2030)	GMF Allocation
Housing	\$2.5bn	£125M (25%)
Renewable Energy	\$1.8bn	150M (30%)
Digital Infrastructure	\$1.2bn	100M (20%)
Silica City	\$1.5bn	100M (25%)

## B. Refugee Labor Advantage

- 5,000+ skilled refugees (doctors, engineers, IT) pre-vetted via INTERPOL.
- Cost savings: 20% lower labour costs vs. expatriate hires.

# Leadership & Governance

## Executive Team

- **Shanaz Khan** – Managing Director  
Founder, CEO and board member to multiple SME's, spanning from Clean and Green Tech, Media and cyber-security. 10+ years in investment and fund structuring.
- **Nicola Friedmann** – Managing Director  
Ex-Managing Director at IFC. Led smart city initiatives across 8 emerging markets.
- **Naraida Williams** – Head of Legal  
Former legal assistant working within Goldman Sachs NY office. Currently works with Guyana government and leading policy makers and politicians, for business development.

## Governance Structure

- **Act of Parliament (2024):** Sovereign oversight embedded in governance model.
- **GMF Fund Board:** Former multilateral execs, ESG experts, and regional officials.
- **Independent Advisory Panel:** Reports to IMF-aligned transparency body quarterly.

# Capital Stack & Use of Proceeds

## Capital Structure

Source	% Contribution	Notes
Private Equity	40%	Target: £200M
Sovereign Bonds	35%	GMF-issued instruments
International Grants	25%	UNDP, Green Climate Fund, etc.

## Use of Funds

Category	Amount	Description
Silica City Core Infra	£60M	Roads, energy, smart utilities
Housing Development	£40M	5,000-unit modular housing
Tech Hub	£25M	Data center, AI, training facilities
ESG & Compliance	£10M	IFC audits, carbon strategy
Fund Admin & Legal	£15M	Governance, LP/GP setup

# Investor Returns & Exist Strategy

## Exit Options

Type	Liquidity Trigger	Timeline	Notes
Bonds	Secondary market	Year 5	7% fixed yield
Equity	Silica City IPO	2030	Via Guyana Stock Exchange
Real Assets	Land/Utility Buyouts	Post-2028	Institutional exit channels

## Timeline Highlights

- 2025–27: Infra buildout (Phase 1)
- 2028: Tenant onboarding begins
- 2029: Revenue inflow (utilities, land sales)
- 2030: Planned IPO

# ESG Strategy



Environmental	Social	Governance
All builds require IFC-compliant ESIA	Refugee resettlement through training + jobs	Audits by PwC/ERM
Renewable energy, water recycling, low-carbon transit	UNHCR-certified labor integration process	Quarterly public ESG reporting
Target LEED Silver certification minimum	Affordable housing, childcare, and wellness hubs	Parliament-backed ESG taskforce

# Refugee Labor Strategy

Skilled Refugees	Compensation & Training	Social Value Chain
Doctors, engineers, IT professionals, agritech specialists	Paid 120% of local wage	Housing Provided
Verified via INTERPOL, UNHCR, and embassy networks	20–30% below expat cost benchmark	Vocational Training & Job Placement
Mapped to city development phases	Residency track, ownership via equity pool	Equity Share in SPVs



# Financial Model & Returns

## A. Fund Structure

Capital Source	Amount (£)	Terms
Private Equity / Corporates	200M	20–25% tax incentives + profit share
Development Grants	150M	0% interest, 10-year maturity
Diaspora bonds	150M	6% coupon, 5-year callable

## B. Projected IRRs

Project	IRR	MOIC	Risk Mitigation
Silica City (Phase 1)	22%	2.5x	Govt land leases, pre-sold units
Solar Farms	15%	2.0x	20-year PPAs with GPL (utility)
Broadband Rollout	25%	3.0x	Monopoly rights in Hinterlands

## C. Tax Shield Calculator

**Example:** Company invests £10M in Silica City

- **Tax savings:** £2.5M (25% reduction) + £1M (double deductions).
- **Net effective investment:** £6.5M for £10M exposure.

# Risk Management

Risk	Mitigation
Political instability	Fund governed by independent board (4 govt, 3 private reps).
Construction delays	Fixed-price EPC contracts with penalties.
Refugee integration	Mandatory skills audits (Section 12 of Act).

# Silica City Deep Dive

## A. Master Plan

- **Location:** 10,000 acres near Linden Highway.
- **Phases:**
  - **Phase 1 (2025–27):** Core infrastructure (£60M).
  - **Phase 2 (2028–30):** Tech hub + 5,000 homes (£40M).

## B. Revenue Streams

- **Land sales:** 30% premium to Georgetown rates.
- **Utility fees:** AI-managed water/power grids.
- **Data licenses:** IoT network monetisation.

## C. Anchor Tenants

- **Confirmed:** Inxtinct (Cyber Security), DefineKW.
- **In talks:** Independent Doctors

# Investor Q&A Addressed

**Q: How are refugee labour costs structured?**

- **Answer:** 120% of local wages (below expat rates), with training subsidies.

**Q: What's the exit timeline?**

- **Answer:** Bond liquidity after 5 years; equity exits via Silica City IPO (2030).

**Q: Who manages the fund?**

- **Answer:** GMF Board

**Q: Environmental safeguards?**

- **Answer:** All projects require IFC-compliant ESIA reports.

# Investment Terms

Tier	Minimum	Benefits
Anchor	£50m	Co-development rights in Silica City
Strategic	£20m	Preferred contracting status
Standard	£5m	Base tax incentives

**\*\*Phase 1:** £1M for use case in bringing the first company into Guyana and refugees into Guyana.  
This works as a use case for the working Guyana legislation done alongside GMF.\*\*

Those who invest in Phase 1 of GMF will also become an active part of **GMF** going forward along with part of the working legislation: **REFUGEE RESETTLEMENT, ECONOMIC INTEGRATION, AND NATIONAL MODERNISATION ACT 2025.**

**Closing Date: 30 November 2025**

# Why This Is Unique

- ◆ **Oil-backed economy with dollar-denominated returns.**
- ◆ **ESG gold standard:** Refugee uplift + green infrastructure.
- ◆ **Built-in demand:** Housing shortage (250,000-unit deficit).

## Contact:



**Data Room: [guyanafund.co.uk](https://guyanafund.co.uk)**



**Roadshow Bookings: [guyanafund@gmail.com](mailto:guyanafund@gmail.com)**

# Appendices

- 1. Act of Parliament (2024) – Key clauses.**
- 2. Independent Feasibility Study (PwC, 2024).**
- 3. Silica City**

