

BUSINESS REVIEW

Fiscal Year 2024

For the period July 1, 2023 to December 31, 2023

Message from the Chairman

We are delighted to announce the start of our new journey as Investcorp Capital plc, with our new public shareholders by delivering solid financial results for the first half of fiscal year 2024.

The company has achieved a net comprehensive income of \$34 million (FY23: \$34 million) which substantially covers the minimum of 8% annual yield on net asset value indicated to our public shareholders at the time of the IPO. On February 11, 2023, our Board of Directors approved the payment of an interim dividend of \$0.0272 per share (equivalent to 0.1 Dirham per share), reflecting a 9.6% annualized yield on the trading price as at the last trading date.

There was strong activity within our capital financing services segment which delivered a return of 9% on the underwriting that was undertaken. In particular, global credit continues to show strong momentum given the attractiveness of the asset class to institutional investors.

Against a backdrop of muted activity in private markets, caused by rising interest rates, the post-COVID economic slowdown, and inflation pressures, the capital deployment segment generated strong cashflow from real estate, global credit and strategic capital averaging 8% across that portfolio. Private equity has remained steady with limited gains in fair value.

Given the seasonal nature of the business, we expect a stronger performance in the second half underpinned by a robust and well diversified portfolio.



H.E Mohammed Alardhi

Chairman and Non-Executive Director

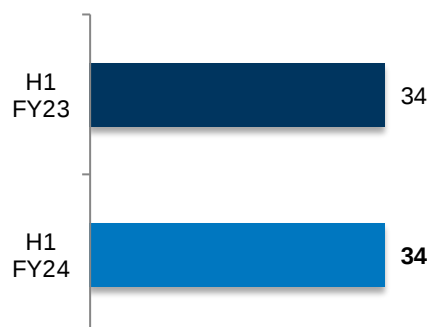
CONTENTS

- 04** Business Highlights
- 10** Discussion of Results
- 15** Portfolio Review

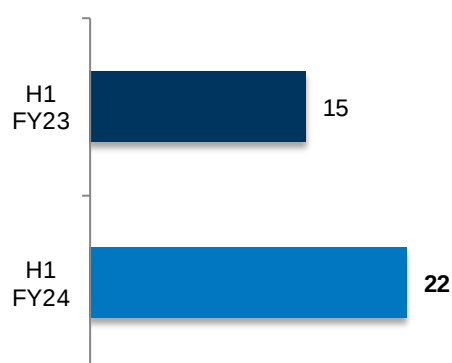
Figures throughout may not add up due to rounding.

H1 FY23 figures throughout are not reviewed.

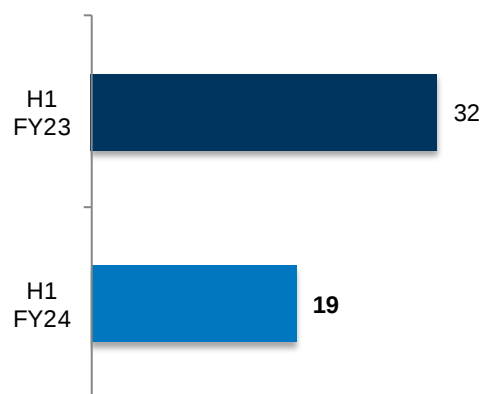
BUSINESS HIGHLIGHTS

Total comprehensive income (\$m)

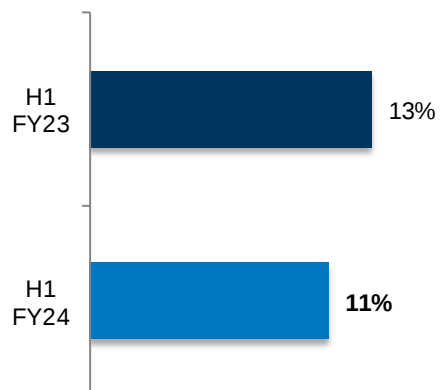
Total comprehensive income of \$34 million is in line with the same period last year, driven by an increase in revenue from capital financing services (CFS), and capital deployment (CD) cash yields consistent with targets.

Revenue from capital financing services (\$m)

Revenue from CFS increased by 47% to \$22 million, driven by higher CFS activity, with a 9% return.

Revenue from capital deployment (\$m)

Revenue from CD decreased by 41% to \$19 million, due to a one-off valuation gain of \$16 million in FY23 results.

Cost-to-income

The cost-to-income ratio improved to 11% as total operating expenses decreased in H1 FY24.

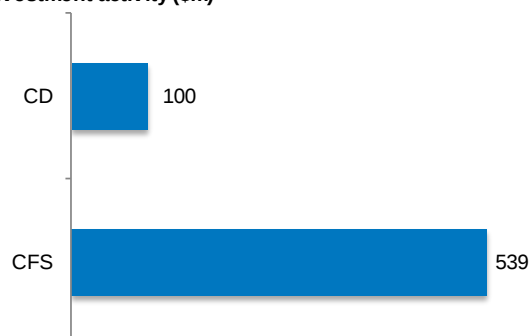
Shareholder KPIs¹

5.5%	7.9%	6.7%	9.1%
Return on Equity	Yield on cash generating CD Investments	Return on Investments	Yield on CFS assets

Balance sheet KPIs

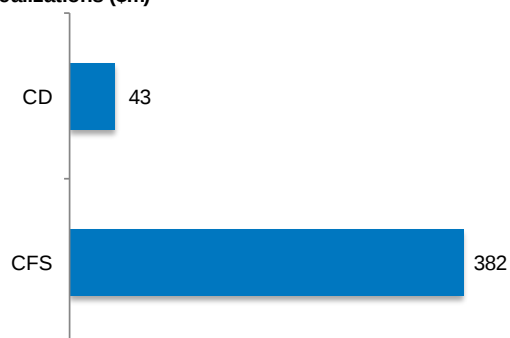
FY23 ²	H1 FY24	
\$1.4b	\$1.6b	Total assets increased primarily due to higher CFS as a result of net new underwriting during the period
0.03x	0.00x	Gross leverage ratio
0.63x	0.54x	Co-investments / permanent & long-term capital remains well below 1.0x
74%	78%	Cash generating assets / total assets

Investment activity (\$m)



Solid levels of activity achieved with \$639 million deployed across Investcorp Capital's business verticals, CFS & CD asset classes.

Realizations (\$m)



Total realized CFS exposures and proceeds from CD investment realizations was \$425 million.

¹ Total comprehensive income based on opening equity.

² Based on June 2023 balance sheet

Investment Activity

Corporate Investments

\$215 million...

... the aggregate capital deployed in **five new corporate investments** and existing portfolio investments across both business verticals, capital financing services and capital deployment.



Best in Class Technology Services
Facility & Site Services – Industrial Services
Kansas, US



VEDA
Technology – Big data
Alsdorf, Germany



Outcomes First Group
Education
Bolton, UK



Canpac
Consumer products – Packaging solutions
Ahmedabad, India



SEC Newgate
Business services
Milan, Italy

Real Estate

\$298 million...

...the aggregate capital deployed in **four³ new real estate portfolios** across both business verticals, capital financing services and capital deployment.

US Student Housing II Portfolio



Type: Student Housing properties
Locations: Atlanta, Georgia and Auburn, Alabama
No. of properties: 2

US Light Industrial Portfolio



Type: Industrial properties
Locations: Atlanta, Georgia, Boston, Massachusetts, San Antonio, Texas, Central New Jersey and Allentown, Philadelphia
No. of buildings: 31

Student HMO II Portfolio



Type: Student accommodation properties
Location: Bristol, Leeds London, Falmouth and Nottingham
No. of beds: 494

³ As of December 31, 2023, one portfolio was signed but not yet funded.

Global Credit

\$99 million...

... the aggregate investment in **two new CLOs issued** for the global credit business across both business verticals, capital financing services and capital deployment.

Harvest CLO XXX

Harvest CLO XXXI

Strategic Capital

\$27 million...

... the aggregate capital deployed in **existing strategic capital investments** across both business verticals, capital financing services and capital deployment.

Underwriting Proceeds and Distributions

Corporate Investments

\$101 million...

... total **corporate investments realizations** across both business verticals, capital financing services and capital deployment.



Outcomes First Group



Canpac



SEC Newgate



Shearer Supply



NDT Corrosion Control Services Co.

Real Estate

\$242 million...

... total **real estate realizations** across both business verticals, capital financing services and capital deployment.

US Student Housing II Portfolio



US Light Industrial Portfolio



Student HMO II Portfolio



German office Portfolio



Boston & Minneapolis portfolio



Other Realizations

Total **global credit** realizations amounted to **\$49 million** and **strategic capital** realizations of **\$33 million** across both business verticals, capital financing services and capital deployment.

DISCUSSION OF RESULTS

Results for the Period

Results for the period includes capital financing services (CFS) income from underwriting activities and capital deployment (CD) from returns generated on balance sheet assets, including unrealized changes in fair value of co-investments in Investcorp Capital's corporate investments (CI), real estate (RE), strategic capital (SC) products, dividend income from CI and SC, and rental yields on RE investments and accrued returns and impairment losses on global credit (GC) exposures.

Total comprehensive income of \$34 million is in line with the same period last year, driven by an increase in revenue from capital financing services (CFS), and capital deployment (CD) cash yields consistent with targets. Fair value gains were lower than expected, driven primarily by the current market environment. Investcorp Capital's H1 FY24 results represent an annualized return on equity (ROE) of 5.5%.

Income (\$ millions)	H1 FY24	H1 FY23	% Change H/(L)
Revenue from capital financing services	22	15	47%
Revenue from capital deployment	19	32	(41%)
Interest income	3	1	>100%
Gross operating income	44	48	(8%)
Operating expenses	(4)	(6)	(33%)
Interest expense	(6)	(1)	>100%
Net profit for the period	34	41	(17%)
Basic and diluted earnings per share (cents)	1.74	2.19	(21%)
Other comprehensive loss	(0)	(7)	(100%)
Total comprehensive income	34	34	-

Revenue from capital financing services increased to \$22 million from \$15 million in H1 FY23, driven by higher CFS activity with a return of 9% for the period. Capital deployment revenue decreased to \$19 million from \$32 million in H1 FY23, representing a return of 6.7% for the period on the average balance sheet exposure from the two business segments.

Interest expense increased to \$6 million in H1 FY24, driven by borrowings during the first half of FY24 to fulfill underwriting requirements. Operating expenses decreased to \$4 million (H1 FY23: \$6 million).

Capital Financing Services

Capital financing services income has two components: (i) underwriting fees, relating to the underwriting of assets until syndication; (ii) commitment fees from the undrawn part of the capital available for underwriting.

Capital financing services (\$ millions)	H1 FY24	H1 FY23	% Change H/(L)
Revenue from capital financing services	22	15	47%
Interest income	1	1	0%
Gross income attributable to capital financing services	23	16	44%
Interest expense	(6)	(1)	>100%
Operating expenses attributable to capital financing services	(1)	(2)	(50%)
Capital financing services profit	16	13	23%

Gross income attributable to capital financing services increased by 44% to \$23 million (H1 FY23: \$16 million) driven by higher returns in global credit, real estate and strategic capital. This was partially offset by higher cost of borrowings as funding was utilized for underwriting during the period.

Capital Deployment

Capital deployment income is earned on Investcorp Capital's CI, RE, GC, and SC assets held on the balance sheet. Capital deployment income includes unrealized changes in fair value of co-investments in Investcorp Capital's CI, RE, SC products, rental yields on RE investments, dividends on SC investments and cash yields net of impairment, if any, on GC exposures.

Capital deployment (\$ millions)	H1 FY24	H1 FY23	% Change H/(L)
Gain on financial assets	5	24	(79%)
Yield on global credit	10	6	67%
Dividend income - real estate	4	2	100%
Interest income	2	-	n.m.
Gross income attributable to capital deployment	21	32	(34%)
Operating expenses attributable to capital deployment	(3)	(4)	(25%)
Capital deployment profit	18	28	(36%)

Gross income attributable to capital deployment income decreased to \$21 million in H1 FY24 from \$32 million in H1 FY23. This was primarily driven by a one-off valuation gain of \$16 million in FY23 results. This was partially offset by an increase in yield on global credit, as well as higher rental yields on RE and interest income. The cash yields during the period from SC RE and GC remained strong and delivered average yield of 8% across the portfolio investments.

The tables below summarize the primary drivers of capital deployment income for CI, RE, SC, and GC.

CI capital deployment KPIs (\$m)	H1 FY24
Average exposure	341
Year-to-date income ¹	3
Annualized effective yield	2%

RE capital deployment KPIs (\$m)	H1 FY24
Average exposure	142
Year-to-date income ¹	4
Annualized effective yield	6%

SC capital deployment KPIs (\$m)	H1 FY24
Average exposure	37
Year-to-date income ¹	2
Annualized effective yield	11%

GC capital deployment KPIs (\$m)	H1 FY24
Average exposure	229
Year-to-date income ¹	10
Annualized effective yield	9%

The lower yield in corporate investments is attributed to the various portfolio's having certain nascent exposures for which fair value gains are expected to materialize over the holding period. Real estate, strategic capital and global credit generated stable cash returns averaging 8% across these three asset classes.

Balance Sheet

Key balance sheet metrics are shown in the table below.

Balance sheet metrics	Dec-23	Jun-23 ²
Total assets	\$1.6 billion	\$1.4 billion
Gross leverage ratio	0.00x	0.03x
Co-investments / long-term capital	0.54x	0.63x
Cash generating assets / total assets	78%	74%

¹ Based on total comprehensive income

² Based on June 2023 balance sheet

Assets

Assets (\$ millions)	Dec-23	Jun-23	Change H/(L)
Due from a related party	119	150	(31)
Receivables and other assets	129	83	46
Capital financing services	575	418	157
Corporate investments	357	335	22
Global credit	246	252	(6)
Real estate	150	155	(5)
Strategic capital	41	33	8
Total assets	1,617	1,426	191

As of December 31, 2022, total assets increased to \$1.6 billion. The 13% increase from June 30, 2023, was primarily attributable to the increase in capital financing services as a result of net new underwriting during the period.

Liabilities

Total liabilities decreased by \$31 million to \$160 million as of December 31, 2023.

Liabilities (\$ millions)	Dec-23	Jun-23	Change H/(L)
Payables and accrued expenses	160	150	10
Financing	-	41	(41)
Total liabilities	160	191	(31)

The \$31 million decrease in liabilities was mainly due to the financing settled during the period, which was partially offset by an increase in payables and accrued expense.

Equity

Equity (\$ millions)	Dec-23	Jun-23	Change H/(L)
Net invested capital	-	1,235	(1,235)
Share capital	1,096	-	1,096
Retained earnings and reserves	361	-	361
Total equity	1,457	1,235	222

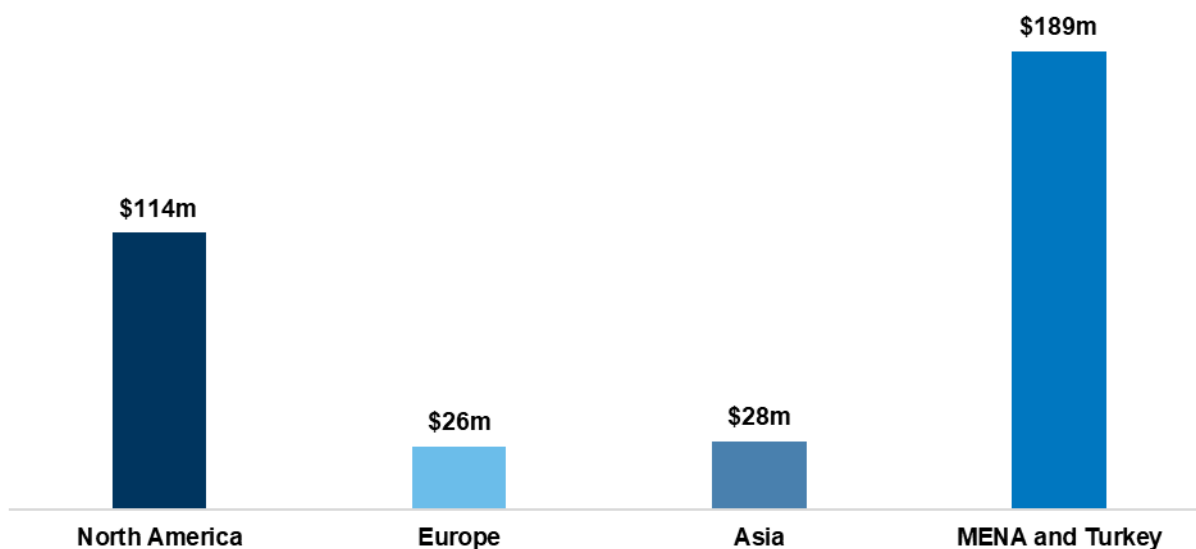
Total equity as of December 31, 2023 increased to \$1.5 billion. The 18% increase from June 30, 2023 is mainly due to additional capital raised during the IPO process and the net income earned during the period.

PORTFOLIO REVIEW

Corporate investments (CI)

As of December 31, 2023, the carrying value of Investcorp Capital's balance sheet capital deployment exposure in CI, excluding capital financing services exposure (CFS), was \$357 million compared with \$335 million as of June 30, 2023. This represents 45% of total balance sheet capital deployment exposures as of December 31, 2023.

The corporate investments portfolio is diversified by geography across North America, Europe, Asia and MENA including Turkey.



* Figures may not add up due to rounding

Please refer to the table in Note 6 of the Consolidated Financial Statements of Investcorp Capital plc, which summarizes the carrying values of CI capital deployment exposures by region as of December 31, 2023 and June 30, 2023.

The following sections provide an overview of these portfolio companies and investments.

CI North America

As of December 31, 2023, Investcorp Capital's aggregate balance sheet capital deployment exposure amount in CI assets in North America was \$114 million invested across fourteen companies.

Acquired	Portfolio Company Name	Industry Sector	Headquarters
December 2023	Best in Class Technology Services	Facility & Site Services – Industrial Services	Kansas, US
	 A leading provider of recurring aftermarket industrial and healthcare HVAC maintenance & repair services in the United States www.bctscsco.com		

April 2023		Shearer Supply A leading independent specialty distributor of essential HVAC products for residential and commercial properties in the United States www.shearersupply.com	Distribution – Supply chain services	Texas, US
October 2022		Sunrise Produce A leading specialty distributor of high-quality fresh produce and gourmet products in the United States www.sunriseproduce.com/wp	Distribution – Supply chain services	California, US
June 2022		CrossCountry Consulting A leading independent provider of specialized financial and accounting advisory services in the United States www.crosscountry-consulting.com/	Business services – Knowledge & professional services	Virginia, US
March 2022		S&S Truck Parts A leading independent distributor of mission-critical replacement parts for heavy-duty logistics vehicles in North America www.sandstruck.com/	Distribution – Supply chain services	Illinois, US
December 2021		RESA Power A leading provider of mission-critical engineering, testing and maintenance services for electrical infrastructure in the United States www.resapower.com	Industrial services – Infrastructure services	Texas, US
April 2021		RoadSafe Traffic Systems The leading provider of traffic management and road infrastructure services in the United States www.roadsafetraffic.com	Industrial services – Infrastructure services	Illinois, US
December 2020		Resultant A leading provider of digital transformation and data analytics services in the United States www.resultant.com	Business services – Knowledge & professional services	Indiana, US

January 2020		Fortune International A leading provider of premium seafood and gourmet products in the United States www.fortunefishco.net	Distribution – Supply chain services	Illinois, US
February 2019		Revature A leading recruiter, trainer and manager of technology professionals in the United States www.revature.com	Business services – Technology enabled services	Virginia, US
January 2019		Health Plus Management A leading manager, marketer and administrator in the United States health sector www.healthplusmgt.com	Business services - Healthcare	New York, US
March 2018		ICR A leading provider of strategic communications advisory services www.icrinc.com	Business services – Knowledge & professional services	Connecticut, US
March 2018		K.S.I. Trading Corp. A leading value-added distributor of external automotive parts in the United States www.ksiautoparts.com	Distribution – Supply chain services	New Jersey, US
January 2017		AlixPartners A leading global financial and operational consulting firm www.alixpartners.com	Business services – Knowledge & professional services	New York, US

CI Europe

As of December 31, 2023, Investcorp Capital's aggregate balance sheet capital deployment exposure amount in CI assets in Europe was \$20 million invested across seven companies.

Acquired	Portfolio Company Name	Industry Sector	Headquarters
December 2023	 SEC Newgate A leading global provider of strategic communications and public affairs advisory services www.secnewgate.com	Business services	Milan, Italy

December 2023		Outcomes First Group The UK's leading schooling group for students with special educational needs www.outcomesfirstgroup.co.uk	Education	Bolton, UK
January 2023		Eficode The #1 global provider of specialized consulting and managed services for modern software development www.eficode.com	Business services	Helsinki, Finland
December 2021 ¹		Corneliani An Italian luxury menswear brand www.corneliani.com	Consumer products – Specialty retail	Mantova, Italy
April 2021		Investis Digital A leading global provider of integrated digital corporate communication services https://www.investisdigital.com	Business services - Knowledge & professional services	London, UK
December 2020		Sanos Group A leading provider of specialized clinical trial management services to the global pharmaceutical and biotechnology industry www.sanos.com	Business services – Healthcare	Søborg, Denmark
March 2018		Acura A leading dental clinics platform in Germany www.acura-zahnaerzte.de	Business services - Healthcare	Frankfurt am Main, Germany

CI Technology

As of December 31, 2023, Investcorp Capital's aggregate balance sheet capital deployment exposure amount in technology investments was \$7 million invested across six companies.

Acquired	Portfolio Company Name	Industry Sector	Headquarters
December 2023	VEDA  A leading provider of full-suite HR and payroll software www.veda.net	Technology – Big data	Alsdorf, Germany

¹ Corneliani S.p.A. was set up in December 2021 following the acquisition of the going concern of Corneliani srl which was put into liquidation.

February 2023		Netrom Software A fast-growing provider of digital transformation and software engineering services www.netrom.nl/en	Technology – Big data	Utrecht, Netherlands
February 2023		Zift Solutions A leading provider of Partner Relationship Management (“PRM”) and Through Channel Management Automation (“TCMA”) software in USA www.ziftsolutions.com	Technology – Big data	North Carolina, USA
March 2022		HWG Sababa A leading independent provider of cybersecurity solutions in Italy http://www.hwg.it	Technology – Security	Verona, Italy
March 2011		eviivo A leading European software provider for small and medium-sized accommodation businesses www.eviivo.com	Technology – Internet / mobility	London, UK
March 2010		OpSec Security Group A global leader in providing anti-counterfeiting technologies, as well as solutions and services for physical and online brand protection www.opsecsecurity.com	Technology - Security	Newcastle, UK

CI MENA

As of *December 31, 2023*, Investcorp Capital’s aggregate balance sheet capital deployment exposure amount in CI investments in MENA was \$189 million invested across eight companies.

Acquired	Portfolio Company Name	Industry Sector	Headquarters
September 2022	 NourNet A leading pure play provider of connectivity, information and communications technology services in Saudi Arabia www.nour.net.sa	Business Services – Connectivity and ICT service provider	Riyadh, Saudi Arabia

August 2022		Trukker MENA's largest digital freight network with a leading position across Saudi Arabia, the United Arab Emirates, and neighboring countries www.trukker.com	Transport and logistics	Riyadh, Saudi Arabia and Abu Dhabi, United Arab Emirates
April 2018		Reem Integrated Healthcare A state-of-the art International Rehabilitation Centre, Children's & Women's Hospital and Walk-In Family Medical Clinic www.reemhospital.com and www.vamed.com	Healthcare	Abu Dhabi, United Arab Emirates
November 2016		Al Borg Medical Laboratories A leading private laboratory network in the GCC www.alborglaboratories.com	Healthcare	Jeddah, Saudi Arabia
December 2015		Bindawood Holding A leading chain of supermarkets and hypermarkets www.bindawoodholding.com	Consumer products – Grocery retail	Jeddah, Saudi Arabia
July 2015		NDT Corrosion Control Services Co. A leading industrial testing and inspection services provider in the GCC www.ndtcorrosion.com	Industrial services	Dammam, Saudi Arabia
December 2013		Namet One of the largest integrated producers of fresh cut and packaged processed red meat products in Turkey www.namet.com.tr	Consumer products	Istanbul, Turkey
October 2013		Al Yusr Industrial Contracting Company W.L.L. A leading provider of technical industrial support services to the petrochemical, oil & gas and other key industrial sectors in Saudi Arabia and Qatar www.aytb.com	Industrial Services	Jubail, Saudi Arabia

CI Asia

As of December 31, 2023, Investcorp Capital's aggregate balance sheet capital deployment exposure amount in CI investments in Asia was \$28 million across twenty companies and one special opportunity investment.

Acquired / Invested	Portfolio Company Name	Industry Sector	Headquarters
December 2023 (Signed, yet to close) 	Canpac Amongst the top 3 folding carton packaging suppliers in India https://canpac.in/	Consumer products – Packaging solutions	Ahmedabad, India
March 2023 	Jianuo A leading magnetic cores manufacturer for premium applications in the new energy space http://www.jianuocore.com/	Industrial – New Energy	Shandong, China
February 2023 	Insurance Dekho One of India's leading tech-enabled insurance distribution platforms insurededekho.com	Financial Services	Gurugram, India
January 2023 	Wakefit Innovations India's leading D2C mattress player with a growing presence in furniture www.wakefit.co	Consumer	Bengaluru, India
December 2022 	Global Dental Services India's largest network of dental clinics under the brand "Clove" www.clovedental.in	Healthcare	New Delhi, India
September 2022 	PT Multitrend Indo A leading Baby & Kids Omni-channel Platform in Indonesia https://kanmomultitrend.id/	Consumer – Retail & ECommerce	Jakarta, Indonesia
February 2022 	V-Ensure A leading developer of specialty pharmaceutical formulations with a focus on complex generics for regulated markets https://v-ensure.com/	Healthcare	Mumbai, India

November 2021		Wingreens Farms One of India's leading packaged food and beverage companies https://wingreensfarms.com/	Consumer food & agriculture	Gurugram, India
July 2021		HaoYue China Healthcare Co-Investment Partnership A co-investment vehicle with HaoYue Capital, China's leading specialized healthcare M&A boutique http://healthcarecapital.com.cn/	Healthcare – Medical Equipment	Shanghai, China
July 2021		Linkedcare A leading SaaS and supply chain solutions provider for dental and beauty industry in China https://www.linkedcare.cn/	Healthcare – Software & Services	Shanghai, China
December 2020		Unilog A leading Software as a Service (SaaS) based e-commerce solutions provider to small and medium businesses based in the United States. https://www.unilogcorp.com	Technology – E-commerce	Philadelphia, Pennsylvania / Bangalore, India
November 2020		XpressBees One of the leading technology-led express logistics service providers in India https://www.xpressbees.com/	Technology – E-commerce	Pune, India
November 2020		Kindstar Global A leading severe diseases medical testing provider in China http://en.kindstarglobal.com/	Healthcare – Services	Wuhan, China
October 2020		WeDoctor A leading online healthcare services company in China https://www.guahao.com/	Healthcare – Software & Services	Hangzhou, China

September 2020		FreshToHome One of the leading direct-to-consumer online meat brands in India https://www.freshtohome.com/	Technology – E-commerce	Bengaluru, India
July 2020		Lu Daopei Medical A globally leading blood oncology medical group in China http://www.daopei.net/	Healthcare - Services	Beijing, China
November 2019		NephroPlus A leading dialysis care chain in India with presence in Philippines and Uzbekistan www.nephroplus.com	Healthcare	Hyderabad, India
October 2019 / October 2020		Intergrow A leading packaged food ingredients company in Kerala http://www.intergrowbrands.com	Consumer food & agriculture	Kochi, India
February 2019 / March 2020		Citykart A fashion and apparel value retail chain in India http://citykartstores.com	Consumer & retail	Gurugram, India
January 2019 / July 2020		ZoloStays One of India's leading technology enabled managed living services providers www.zolostays.com	Consumer services – Technology enabled services	Bangalore, India
September 2018		China Pre-IPO Technology Portfolio A diversified portfolio of high-growth pre-IPO companies in China or with a significant Chinese angle, currently comprising of 11 companies	Technology	Predominantly in China, together with one US-based company with significant China angle

Real Estate Investment

As of December 31, 2023, Investcorp Capital's RE balance sheet capital deployment exposures excluding underwriting totaled \$150 million compared with \$155 million as of June 30, 2023. The amount represents 19% of total balance sheet capital deployment exposures as of December 31, 2023.

Please refer to the table in Note 08 of the Interim Condensed Consolidated Financial Statements of Investcorp Capital plc, which summarizes Investcorp Capital's carrying values by portfolio type as of December 31, 2023 and June 30, 2023. For details on RE underwriting, please refer to the table in Note 05 of the Interim Condensed Consolidated Financial Statements of Investcorp Capital plc.

Carrying values for Investcorp Capital's real estate capital deployment exposure by vintage year are shown below. Carrying values reflect stable values for existing assets as well as the impact of exits and new acquisitions and placements during the year.

Investcorp Capital real estate currently has 37 active real estate investment portfolios. As of December 31, 2023, 31 of these portfolios were on or ahead of plan. Of the remaining portfolios, only one portfolio, an office building located in downtown Washington, D.C. which has been negatively impacted by the COVID-19 pandemic and current office market sentiment, is behind plan with a challenged outlook. Investcorp Capital has exited all other US office assets and maintains a strong US office track record. Five other portfolios are currently behind their original plan due to the impact of higher than anticipated costs related to rising interest rates, which have negatively impacted investor distributions. Four of these five portfolios have outperformed NOI projections and continue to have strong operational performance. Investcorp Capital is working on executing a plan to bring these portfolios back in line with plan. As a result of proactive property type selection and portfolio composition management, 98% of Investcorp Capital's US RE portfolio is invested in Residential and Industrial assets, which continue to be two of the best long-term performing real estate property types.

Apart from its legacy Residential Credit business, Investcorp Capital currently has two active real estate investment portfolios (Warehousing and Education-Infrastructure) in India. As of December 2023, both portfolios are performing as per original underwriting.

In December 2022, Investcorp Capital completed the first GCC real estate investment. The property acquired is a newly developed, temperature-controlled, 19,600 sqm cold-storage facility located in Dammam, Saudi Arabia. The property is fully leased to a 3PL operator on a 10-year term with pre-agreed built-in escalations. The property comprises of frozen, chilled, and temperature-controlled sections. The tenant remains current on all its obligations under the lease agreement and the asset is performing as per original underwriting.

Real Estate Portfolio Listing

Investcorp Capital Co-Investment by Year (\$m)	Properties # vs. current ⁽¹⁾	Sector	Geographic location ⁽²⁾
733 Tenth Street	1 / 1	Office	DC
Vintage FY16			
Berkeley Lake	1 / 1	Residential	GA
Vintage FY18			
German Office 2018	16 / 0	Office	Germany
2018 Multifamily	6 / 1	Residential	FL / TX / UT
2019 Multifamily	8 / 1	Residential	AZ / FL / GA / NC / TX
Frankfurt and Hamburg	2 / 2	Office	Germany
US Distribution Center	8 / 4	Industrial	AZ / FL / IL / MO / NC / OH / TX
Vintage FY19			
2019 Multifamily II	11 / 11	Residential	FL / GA / MO / NC / PA
UK Industrial & Logistics III	10 / 4	Industrial	UK
2019 US Industrial and Logistics	76 / 75	Industrial	IL / NC / TX
Vintage FY20			
2020 Warehouse and Logistics Portfolio	32 / 30	Industrial	IL / OH
2021 Multifamily Portfolio	5 / 5	Residential	AZ / MD / FL
US National Industrial Portfolio	39 / 34	Industrial	AZ / CA / FL / MN / NJ / NV
Sunbelt Multifamily	5 / 5	Residential	AZ / GA / TX
Industrial Fund I: Seed Portfolio	67 / 67	Industrial	AZ / IL / MN / PA / TX
UK Industrial & Logistics IV	31 / 31	Industrial	UK
Vintage FY21			
Sunbelt Multifamily Add-on	2 / 2	Residential	FL / TX
UK Industrial and Office Portfolio	16 / 16	Mixed	UK
Western US Industrial Portfolio	89 / 89	Industrial	AZ / CA / TX / WA
2021 Multifamily II	6 / 6	Residential	AZ / CO / GA / TX
US National Industrial Portfolio II	64 / 63	Industrial	GA / IL / MO / NY / PA / TX
Italian Office Portfolio	2 / 2	Office	Italy
Florida Residential Portfolio	3 / 3	Residential	FL
India Education Infrastructure I Portfolio	4 / 4	Education Infrastructure	India
Industrial Fund I: Pecos	6 / 6	Industrial	AZ
Industrial Fund I: GKI Infill	110 / 110	Industrial	GA / OH / PA / TN / TX
Vintage FY22			
Boston and Minneapolis Properties Portfolio	20 / 20	Mixed	MA / MN
2022 Residential Properties Portfolio	5 / 5	Residential	NC / AZ / FL / GA
Student HMO I Portfolio	139 / 139	Student Housing	UK
Student HMO II Portfolio	38 / 38	Student Housing	UK
UK Industrial and Logistics VI	9 / 9	Industrial	UK
Belga	2 / 2	Office	UK
India Warehouse Portfolio	4 / 4	Industrial	India
NDR Warehousing	33 / 33	Industrial	India
Dammam Warehouse Portfolio	1 / 1	Industrial	Saudi Arabia
Las Vegas Infill Industrial Portfolio	7 / 7	Industrial	NV
US Student Housing Portfolio	3 / 3	Student Housing	FL / SC / TX
US Light Industrial Portfolio	31 / 31	Industrial	GA / MA / NJ / PA / TX
US Student Housing Portfolio II	2 / 2	Student Housing	AL / GA
Industrial Fund I: Perimeter Park West	3 / 3	Industrial	FL
Vintage FY23			

(1) Portfolios which have been realized in this current reporting period, reflecting a current property count of 0 (zero), are retained in this chart as they contribute to the carrying value of the previous period.

(2) For US portfolios two letter code denotes North America US states. Otherwise, country is shown.

Strategic Capital Investments

Investcorp Capital seeks to acquire minority interests in alternative asset managers, particularly general partners (GPs) who manage longer duration, private capital strategies (e.g., corporate investments, private credit, real estate, etc.) with a focus on those with strong track records, exceptional teams, and attractive growth prospects. Targets are typically well-established, mid-sized alternative asset managers who have the resources and infrastructure to attract top talent, retain large, sophisticated investors, and build a lasting business.

As of December 31, 2023, the carrying value of Investcorp Capital's balance sheet capital deployment exposure in SC was \$41 million compared with \$33 million as of June 30, 2023. This represents 5% of total balance sheet capital deployment exposures as of December 31, 2023.

The below table lists the investments in the Investcorp Capital Partners Master Fund, L.P. (ISCP I) and Investcorp Strategic Capital Partners II, L.P. (ISCP II).

Acquired	Portfolio Company Name	Industry Sector	Headquarters
April 2023 (ISCP II)	Project Carlton European middle-market structured capital and infrastructure firm investing across Europe and in the United States	Structured Capital and Infrastructure	London, UK
December 2022 (cross-funded between ISCP I and II)	Project Taycan U.S. middle-market buyout and private credit firm focused on value investing opportunities in industrial and consumer businesses	Buyout and Private Credit	Greenwich, CT
January 2022	Project RI Pan-European investment firm focused on special situations and distressed control investments across the capital structure	European Special Situations	London, UK
January 2022	Project Propel U.S. middle-market buyout firm focused on investing across technology, business services, and industrial services sectors	Buyout	New York, NY
October 2021	Project Apollo North American real estate private equity manager investing across value-added, healthcare, and debt-focused real estate strategies	Real Estate	Washington, DC

Acquired	Portfolio Company Name	Industry Sector	Headquarters
October 2021	Project Elm Middle-market buyout firm focused on North American companies in the Media & Business Services, Consumer, Water, and Specialty Industrial sectors	Buyout	New York, NY
September 2021	Project Mountain Special situations private credit firm focused on identifying off-market transactions with opportunity arising from situational distress	Private Credit and Special Situations	New York, NY
September 2021	Project Arch U.S.-focused distressed credit and special situations firm investing in secured credit of middle-market companies	Distressed and Special Situations	Greenwich, CT
July 2021	Project Carrier Global buyout and infrastructure firm focused on high-growth businesses and infrastructure investments	Buyout and Infrastructure	New York, NY
December 2020	Project Highway Buyout and private credit investment firm focused on the lower middle market with a deep value orientation and focus on complex situations	Private Equity and Private Credit	New York, NY
July 2019	Project Aspen A leading diversified private capital manager focused on the lower middle market running private equity and private credit strategies	Diversified Private Capital	Boston, MA

Global Credit

As of December 31, 2023, Investcorp Capital's CM balance sheet capital deployment exposures totaled \$246 million compared with \$252 million as of June 30, 2023. The amount represents 31% of total balance sheet capital deployment exposures as of December 31, 2023.

As of December 31, 2023, Investcorp Capital global credit manages 28 US CLOs and 23 European CLOs. Investcorp Capital global credit is a top 20 CLO manager by AUM globally with \$21.75 billion in CLO AUM and is consistently active across executing new issue transactions. Outstanding CLOs have generated average annualized gross equity distributions of 16% based on original cost. Investcorp Capital global credit has been managing CLOs since 2004 and has a strong focus on capital preservation, the long-term average annual default rate across US CLOs is 1.1% and in Europe it is 1.3%, both of which outperform respective market benchmarks².

(\$ millions)	Dec-23	Jun-23
Europe	195	199
North America	51	53
Total	246	252

Please refer to the description in Note 07 of the Interim Condensed Consolidated Financial Statements of Investcorp Capital plc, which summarizes Investcorp Capital's carrying values as of December 31, 2023 and June 30, 2023.

² Source of benchmarks is Credit Suisse Leverage Loan Index (US) and Credit Suisse Western Europe Leverage Loan Index

