

MARKET POTENTIAL FOR PRIVATE DEBT

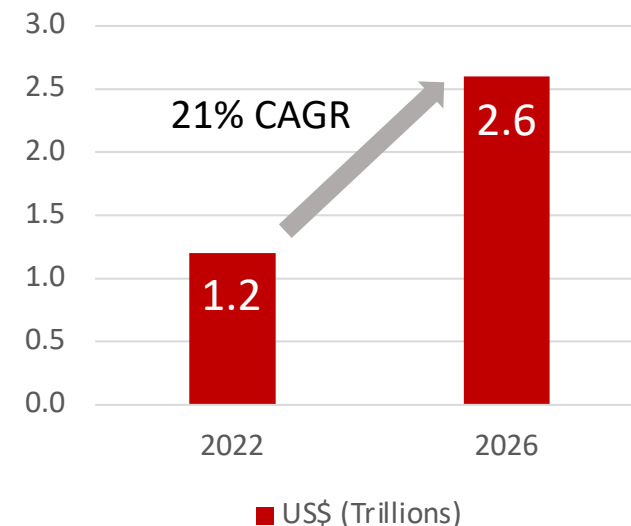
In a contractionary macro-economic and rising interest rate environment, individuals and SMEs are squeezed for credit.

The global market value of private debt is expected to more than double from US\$1.2 Trillion* in 2022 to US\$2.6 Trillion** by 2026.

RHT DigiCapital aims to capitalize on the increasing appetite for private debt, particularly in the form of collateralized loans.

At the initial stage, the Fund will focus on Singapore properties as collateral and will aim to only take on debt that is backed by first charge.

Global Private Debt Market Value



* www.institutionalinvestor.com/article/b1z9l78bzjdsfd/Is-Private-Credit-a-Bubble-or-Just-a-Little-Frothy

** www.vistra.com/insights/private-debt-explained-and-why-it-continues-attract-investors#:~:text=Private%20debt%20is%20an%20enormously,US%242.6%20trillion%20by%202026.

SINGAPORE PROPERTIES IN THE PAST 22 YEARS

Year	Year-on-Year Percentage Change in Prices of			
	Residential (Landed)	Residential (Non-Landed)	Commercial	Industrial
2000	-1.6	-0.9	27.6	17.5
2001	-10.5	-12.2	-21.5	-17.8
2002	-2.2	-1.7	-16.7	-8.9
2003	-2.4	-1.7	-10.7	-6.6
2004	0.6	1.1	-0.7	1.9
2005	2.4	4.5	4.5	2.3
2006	6.7	11.1	17.0	10.1
2007	23.4	32.6	32.6	22.4
2008	-2.3	-5.3	-7.0	-11.8
2009	7.7	0.5	-16.4	-3.2
2010	30.8	14.0	18.9	32.0
2011	10.3	4.6	13.8	26.0
2012	3.5	2.5	1.4	22.5
2013	0.1	1.9	5.2	2.5
2014	-5.4	-3.5	4.5	0.5
2015	-4.1	-3.6	-0.1	-4.8
2016	-4.5	-2.6	-2.8	-8.9
2017	-0.5	1.3	-2.4	-3.6
2018	6.3	8.3	5.7	0.0
2019	5.7	1.9	-0.6	-0.7
2020	1.2	2.5	-10.7	-1.3
2021	13.3	9.8	-5.8	5.6
2022	9.6	8.1	-0.1	6.9

In the past 22 years, Singapore properties in general have seen relative price resilience as evidenced by the YoY price change data.

Only commercial properties have seen significant YoY decline of >20% at one instance during the past 22 years.

Sources:

<https://www.ura.gov.sg/property-market-information/pmiResidentialTimeseries>

<https://www.ura.gov.sg/property-market-information/pmiCommercialTimeseries>

<https://stats.jtc.gov.sg/>