



Accretiv[▲]**HYBRID**

INDUSTRIAL PORTFOLIO LIMITED

Offering Memorandum

Version 20250917-V5

SEPTEMBER 2025

About Accretiv HYBRID

Accretiv Hybrid Portfolio Limited, has been established to take advantage of the dislocation of the market caused by an extended period of high interest rates, a liquidity squeeze, cost of new construction throttling new supply, organic growth in demand powered by e-commerce for logistics space, and an accelerated urgency by the administration to “reindustrialise” the United States. Our hypothesis is that rate cuts will begin towards the latter part of 2025 and over 2026, creating a generational opportunity.

The mandate to our acquisition team is to find between 8 and 10 low-maintenance, industrial buildings in target areas, with strong leases and profitable tenants that we can acquire at an average capitalisation rate exceeding 7%. Our offering should fit well with investors looking for income, whilst still benefiting from the strong fundamentals that we expect will power capital growth and generate exciting IRRs.

We have two buildings under contract that will make up the foundation of this Industrial portfolio. We are so confident in our underwriting that we are offering Limited Preferred Equity to early-bird investors, with an 11% IRR pref.

NOTE: Building 2 has outstanding DD issues still being resolved, which may impact our ability to close.

Accretiv HYBRID Industrial Portfolio Limited Projected Snapshot subject to closing both transactions in 2025.



2

Number of Buildings
(subject to closing)



\$1,178,603

Projected Net Cash
Flow



\$1,117,244

Projected Net Operating
Income



10.8 years

Weighted Average
Lease Term



119,628 sf

Total Lettable Space



119,628 sf

Total Leased Space



100%

Occupancy Levels



5

Number of Tenants

This summary serves solely as a reference document and should not be interpreted as an offer to sell or solicitation or an offer to purchase any securities. Any offering will take place exclusively in accordance with the terms and conditions outlined in the Memorandum and Articles, Listing Document, as well as the Property Supplement. These documents will be made available to you solely upon your expression of interest in receiving such offering materials. It is imperative to carefully review the offering materials, should you request and receive them, as they provide crucial information about investing in Accretiv Hybrid Portfolio Limited (ACCHYBRID), including the associated risk factors. It is strongly recommended that all potential investors seek advice from their own advisors regarding the accounting, tax, and legal implications associated with investing in ACCHYBRID. Note that the data included in this report was produced on 17 September 2025 and is subject to change.

This offering is presented by OrbVest SA (Pty) Ltd, an authorised financial services provider in South Africa and an approved referring broker of the MERJ Exchange in Seychelles.

Accretiv HYBRID Industrial Portfolio Limited Introduction

The United States has embarked on an unprecedented path to re-industrialise, which is being driven by active federal support and corporate strategy shifts. In the first half of 2025, between \$3.06 and \$3.14 trillion of new investment has been pledged, comprising \$1.58 trillion in private sector commitments and \$1.48–\$1.56 trillion from foreign government agreements, and this will continue to fuel demand for U.S. industrial real estate.

The Accretiv acquisitions team will focus on sourcing between 8 and 10 small bay industrial buildings on major logistics routes or within city infill triangles between now and December 2026. Small bay industrial has vacancy of less than 4,4% (Q2 2025) and rental growth YOY has been around 6%, squeezed by increasing demand for logistics space to service expanding e-commerce volumes. It is projected that for every \$1 billion in online e-commerce growth, demand for logistics space grows by 1,2 MSF.

New construction is also falling behind demand, with the inflated building costs pricing out new built space and boosting rental renewal rates. New industrial construction in 2024 dipped below 400,000 sf or just below 2% of total vacancy.

Our hypothesis concludes that we can expect consistent occupancy, growing rents, and competitive total returns in this segment, making it a staple for diversified real estate portfolios and a key beneficiary of America's industrial revival.

We are capitalizing on this huge market opportunity with our first two acquisitions for the portfolio, expected to close before the end of 2025.

Accretiv HYBRID Industrial Portfolio Limited - Summary Model

Accetiv Hybrid Portfolio - Projection	Equity	Year 1	Year 2	Year 3	Year 4	Year 5
Building 1 - 1441 Branding, Downers Grove, IL	\$1,557,641	\$103,435	\$103,435	\$103,435	\$103,435	\$2,123,370
Building 2 - 151 Allendale Ave, Mechanicsburg, PA	\$1,479,309	\$101,695	\$101,695	\$101,695	\$101,695	\$2,233,867
Building 3	\$2 000 000	\$60 833	\$146 000	\$146 000	\$146 000	\$2 640 000
Building 4	\$2 000 000	\$24 333	\$146 000	\$146 000	\$146 000	\$2 640 000
Building 5	\$2 000 000		\$146 000	\$146 000	\$146 000	\$2 640 000
Building 6	\$2 000 000		\$152 083	\$182 500	\$182 500	\$3 300 000
Building 7	\$2 000 000		\$121 667	\$182 500	\$182 500	\$3 300 000
Building 8	\$3 000 000		\$109 500	\$219 000	\$219 000	\$3 960 000
Structure setup cost	\$50 000					
Total	\$17,086,950	\$290,297	\$1,026,380	\$1,227,130	\$1,227,130	\$22,837,237
Cost per deal allocation		(\$14 850)	(\$29 700)	(\$29 700)	(\$29 700)	(\$35 700)
Return to investors		\$275,447	\$996,680	\$1,197,430	\$1,197,430	\$22,801,537
Anticipated Distributions and IRR		7%	7%	7%	7%	13,90%

Portfolio overview

1441 Branding Avenue, Downers Grove, IL

1441 Branding Avenue is a 48,533 square-foot, single-story industrial building designed to support flexible occupancy across light industrial, medical, and service-related uses. Built in 1984, the facility includes two dock-high doors, five drive-in doors, 12-foot clear heights, individual HVAC systems, full sprinkler coverage, ADA-compliant restrooms, and demisable suites. From 2016 through 2025, ownership invested \$774,008 in improvements such as roof restoration, HVAC upgrades, fire safety enhancements, exterior repairs, and parking lot repaving. These enhancements have improved operational performance, reduced capital risk, and contributed to long-term durability and tenant retention.



Key Investment Metrics

1441 Branding Ave, Downers Grove, Illinois

Acquisition Price	\$6,145,000
Building Size	48,533 SF
Current NOI	\$507,616
In-Place Cap Rate	8.25%
Equity Requirement	\$2,568,765
Price Projected Deal IRR (Yr 5)	11-12%
Exit Cap Rate	7.0%

151 Allendale Road, Mechanicsburg, PA

The 71,095 square foot offering is a newly renovated, warehouse & flex building on 3.65 Acres. Ideally located off of Simpson Ferry Road, which sees 14,400+ VPD, the property has convenient access to the Harrisburg area and surrounding submarkets. Furthermore, there are numerous neighboring retail and industrial properties that contribute to the desirability of the location. The property will be delivered with a long-term lease to SupplySource Inc. A single tenant, Absolute NNN lease provides investors with predictable cash flow and ease of ownership. SupplySource Inc. is the largest contract office furniture supplier to the Commonwealth of Pennsylvania and holds state contracts for a number of manufacturers.



Key Investment Metrics

151 Allendale Road, Mechanicsburg, Pennsylvania

Acquisition Price	\$7,200,000
Building Size	71,095 SF
Current NOI	\$571,604
In-Place Cap Rate	7.94%
Equity Requirement	\$2,914,260
Price Projected Deal IRR (Yr 5)	11-12%
Exit Cap Rate	6.94%

Regional and local area overview

Both buildings have attractive locations for differing reasons. The Mechanicsburg building is ideally located off of Simpson Ferry Road, which sees 14,400+ vehicles per day, the property has convenient access to the Harrisburg area and surrounding submarkets.

Furthermore, there are numerous neighboring retail and industrial properties that contribute to the desirability of the location. The West Shore Market has significant population & economic growth and is in a dense Retail & Industrial Corridor in Proximity to I-76.

The 1441 Branding Avenue building is strategically located in Downers Grove, Illinois, within the heart of Chicago's East-West Corridor. The Property has immediate access to I-88 and I-355, enabling efficient movement throughout the metro region and across the Midwest.

The site is 25 minutes from O'Hare International Airport and less than 30 minutes from downtown Chicago, making it especially attractive for logistics, healthcare, and service-oriented users.



Key highlights

1441 Branding Avenue,
Downers Grove, IL

DEMOGRAPHICS - Downers Grove

50,247 Population	20,357 Households
42.6 Median Age	\$119.6K Median Household Income

Source: U.S. Census Bureau



HIGHLIGHTS

SUPPORTIVE INVESTMENT ENVIRONMENT

Streamlined permitting, TIF-backed revitalization zones, and rising property values continue to attract institutional interest in infill and mixed-use development.

GROWING INDUSTRIAL MARKET

Legacy office sites are being reimagined for light industrial use, with demand rising for flex and warehouse space in parks like Ellsworth and Oak Grove.

ROBUST MULTIMODAL ACCESS

Three Metra stations, Pace Bus routes, and infrastructure upgrades along the BNSF line enable efficient commuter and last-mile freight movement throughout DuPage County.

SUBURBAN LOGISTICS GATEWAY

Located along I-88 and I-355, Downers Grove offers key access to Chicago's freight network and nearby international airports. National operators like STG Logistics support its role as a regional distribution node.

SKILLED WORKFORCE PROFILE

A median age of 42.6 and nearly 60% bachelor's degree attainment shape a professional labor pool concentrated in healthcare, finance, and services.

151 Allendale Road,
Mechanicsburg, PA

DEMOGRAPHICS - Mechanicsburg

9,311 Population	4,212 Households
39.6 Median Age	\$81.6K Median Household Income

Source: U.S. Census Bureau



HIGHLIGHTS

PROPERTY

Single tenant, absolute net. Supply Source lease has 15 years left on their lease providing guaranteed income. It has a new roof, HVAC, electrical, sprinklers, life safety- all under warranty.

LOCATION

Located just off E Simpson St - a major road running through the region with over 14,400 VPD.

The building has strong visibility and is nearby many major amenities, and minutes from downtown Mechanicsburg and major highways.

HEALTHY DEMOGRAPHICS + GROWTH

Mechanicsburg has seen sustained growth over the past decade with over 1.5% population growth annually. It has healthy demographics with an average household income of \$113,046 within 5 Miles of the center.

REAL ESTATE

The property sits on a 3.65 Acre lot in Cumberland County, within Harrisburg, ranked one of the top 10 counties to live in PA. It has 6 dock doors, 2 drive-ins, 14'6" clear height, and 35' column spacing.

Accretiv HYBRID Industrial Portfolio Limited Rent Roll

RENTAL SUMMARY - As of 1 October 2025								
Tenant Name	Suite	Area (SF)	Lease Start Date	Lease End Date	Base Rent	Expense Recoveries	Gross Revenue	NOI
1441 Branding Avenue, Downers Grove, IL								
LMPS	100, 110, 210,220,230	19,160	4/1/2025	3/31/2029	\$164,393	\$11,337	\$175,730	\$164,393
Affiliated Consumer Service	250270	12,449	10/1/2025	9/30/2032	\$177,630	\$7,366	\$184,996	\$177,630
Advocate Home Health	240	11,629	7/1/2023	7/30/2028	\$139,548	\$6,881	\$146,429	\$139,548
BTI communications	200	5,295	10/1/2024	2/28/2030	\$64,070	\$3,133	\$67,203	\$64,070
151 Allendale Road, Mechanicsburg, PA								
Supply Source	100	71,095	7/1/2025	9/30/2040	\$575,665	\$22,864	\$598,529	\$575,665
Total		119,628			\$1,121,306	\$51,582	\$1,172,887	\$1,121,306

1441 Branding Avenue, Downers Grove, IL



151 Allendale Road, Mechanicsburg, PA



Tenant Profiles

1441 Branding Avenue, Downers Grove, IL



Affiliated Customer Service

Key Highlights

Industry	Fire Detection & Life Safety Systems
Lease Expiration	9/30/32
Suites	240, 250, 270
Rentable Sq. Ft.	12,449 SF
Type	Private
Headquarters	Downers Grove, IL
Tenure at Property	26 Years

Overview

Affiliated occupies more than 25% of the building and has been a tenant for nearly 26 years.

They are the largest authorized distributor of Gamewell-FCI by Honeywell fire alarm products in the Chicagoland area, Northwest Indiana, and Southern Wisconsin.



Advocate Home Services

Key Highlights

Industry	Healthcare
Lease Expiration	6/30/28
Suites	305, 310
Rentable Sq. Ft.	11,629 SF
Type	Non-Profit
Headquarters	Oak Brook, IL
Tenure at Property	25 Years

Overview

Advocate Home Health Services occupies 24% of the building and has been a tenant for 25 years.

They are a leading provider of in-home medical care, operating under the umbrella of Advocate Health, one of the largest non-profit health systems in the United States.



LPMS USA

Key Highlights

Industry	Electronics Molding
Lease Expiration	2/28/29
Suites	100, 110, 210, 220, 230
Rentable Sq. Ft.	19,160 SF
Type	Private
Headquarters	Downers Grove, IL
Tenure at Property	8 Years

Overview

LPMS USA occupies 39% of the building and has been a tenant for over 9 years. They are the premier provider of low-pressure molding (LPM) technology in North America, specializing in advanced encapsulation solutions for sensitive electronics.

The company's ISO 9001-certified and ITAR-compliant manufacturing capabilities ensure high standards of quality and regulatory compliance. LPMS USA continues to be a trusted partner for manufacturers seeking reliable, efficient, and environmentally friendly encapsulation technologies.



BTI Communications

Key Highlights

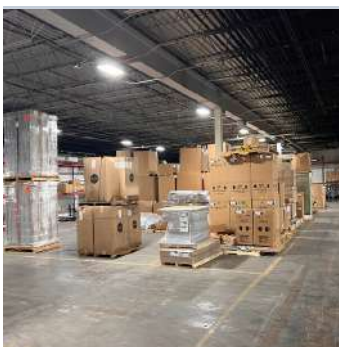
Industry	Information Technology and Services
Lease Expiration	2/28/30
Suites	200
Rentable Sq. Ft.	5,295 SF
Type	Private
Headquarters	Santa Fe Springs, CA
Tenure at Property	6 Years

Overview

BTI Communications Group occupies 11% of the building and has been a tenant for 5 years. BTI is a technology solutions provider founded in 1985. The regional offices in Downers Grove services Illinois, Phoenix, and Arizona.

BTI specializes in IP surveillance systems, access control, intrusion detection, VoIP telephony, managed IT services, cybersecurity, and business continuity solutions.

151 Allendale Road, Mechanicsburg, PA



SupplySource Inc.

Key Highlights

Industry	Wholesale Furniture/Office Supplies
Lease Expiration	6/30/40
Suites	Both (2)
Rentable Sq. Ft.	71,095 SF
Type	Private
Headquarters	Williamsport, PA
Tenure at Property	N/A

Overview

SupplySource Inc. is the largest contract office furniture supplier to the Commonwealth of Pennsylvania and holds state contracts for a number of manufacturers. In addition, SupplySource recently acquired Tanner of PA - allowing them to expand their range to have access to the lucrative K-12 school market, and is one of five locations SupplySource Inc. operates out of to serve the Commercial, Education, Government and Healthcare Markets. They are under a 15-year lease with 3% annual rent escalation, ensuring predictable cash flow and minimal vacancy risk. The current lease rate of \$8.04/SF is 12.6% below the submarket average of \$9.20/SF.

Accretiv HYBRID Industrial Portfolio Limited Financials

- Fund Level Shown Separately

PROJECT CAPITAL STRUCTURE	1441 Branding Ave	151 Allendale Rd
PURCHASE PRICE	\$6,145,000	\$7,200,000
GENERAL PARTNER FEE	\$61,450	\$72,000
DUE DILIGENCE FEE	\$61,450	\$72,000
CAPITAL EXPENDITURE	\$5,000	\$5,000
3RD PARTY PLACEMENT COSTS	\$60,000	\$75,000
CAPITALIZED ANNUAL ADMIN COSTS	\$10,000	\$10,000
CLOSING FEES	\$132,635	\$153,260
TOTAL INVESTMENT	\$6,475,535	\$7,594,260
AMOUNT FINANCED	\$3,994,250	\$4,680,000
LTV	61.65%	66.29%
DCR	1.61x	1.46x
EQUITY CONTRIBUTION	\$2,484,285	\$2,563,260

PROJECT PARAMETERS	1441 Branding Ave	151 Allendale Rd
HURDLE RATE	7.00%	7.00%
INVESTMENT HOLDING PERIOD (YEARS)	5	5
EQUITY CARRY PROFIT SPLIT		
INVESTOR	70%	70%
SPONSOR	30%	30%

RETURN FORECAST: 1441 BRANDING AVENUE						
INVESTOR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	
1) INVESTMENT	-\$50,000					
2) CASH FLOW - After-Tax	\$3,500.85	\$3,500.85	\$3,500.85	\$3,500.85	\$3,500.00	
CASH FLOW % RETURN - After-Tax	7.0%	7.0%	7.0%	7.0%	7.0%	
3) CAPITAL GAINS FLOW - After-Tax					\$14,255	
CAPITAL GAINS FLOW % RETURN - After-Tax					28.5%	
4) RETURN ON INVESTMENT - After-Tax					\$81,758	
RETURN ON INVESTMENT % RETURN - After-Tax					63.5%	
5) EQUITY MULTIPLE - After-Tax					1.64x	
INVESTOR INTERNAL RATE OF RETURN - After -tax (Range)					11% - 12%	

RETURN FORECAST: 151 ALLENDALE ROAD						
INVESTOR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	
1) INVESTMENT	-\$50,000					
2) CASH FLOW - After-Tax	\$3,775.77	\$3,775.77	\$3,775.77	\$3,775.77	\$3,500.00	
CASH FLOW % RETURN - After-Tax	7.6%	7.6%	7.6%	7.6%	7.0%	
3) CAPITAL GAINS FLOW - After-Tax					\$17,207	
CAPITAL GAINS FLOW % RETURN - After-Tax					34.4%	
4) RETURN ON INVESTMENT - After-Tax					\$85,810	
RETURN ON INVESTMENT % RETURN - After-Tax					71.6%	
5) EQUITY MULTIPLE - After-Tax					1.72x	
INVESTOR INTERNAL RATE OF RETURN - After -tax (Range)					11% - 12%	

Accretiv HYBRID Industrial Portfolio Limited Financials - Combined Fund Level

PROJECT CAPITAL STRUCTURE

PURCHASE PRICE					13,345,000
GENERAL PARTNER FEE					133,450
DUE DILIGENCE FEE					133,450
CAPITAL EXPENDITURE					10,000
3RD PARTY PLACEMENT COSTS					135,000
CAPITALIZED ANNUAL ADMIN COSTS					20,000
CLOSING FEES					285,895
TOTAL INVESTMENT					14,065,795
AMOUNT FINANCED	LTV:	61.67%	DCR:	1.66x	8,674,250
TOTAL EQUITY CONTRIBUTION (Co-GP and Accretiv Hybrid Fund 2)					\$5,391,545

PROJECT PARAMETERS

HURDLE RATE	7.00%
INVESTMENT HOLDING PERIOD (YEARS)	5
EQUITY CARRY PROFIT SPLIT	
INVESTOR	70%
SPONSOR	30%

RETURN FORECAST

INVESTOR	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
1) INVESTMENT	-\$50,000				
2) CASH FLOW - After-Tax	\$3,538.12	\$3,538.12	\$3,538.12	\$3,538.12	\$3,500.00
CASH FLOW % RETURN - After-Tax	7.0%	7.0%	7.0%	7.0%	7.0%
3) CAPITAL GAINS FLOW - After-Tax					\$17,891
CAPITAL GAINS FLOW % RETURN - After-Tax					35.8%
4) RETURN ON INVESTMENT - After-Tax					\$85,543
RETURN ON INVESTMENT % RETURN - After-Tax					71.1%
5) EQUITY MULTIPLE - After-Tax					1.71x
INVESTOR INTERNAL RATE OF RETURN - After -tax (Range)					11% - 12%

Investor Summary

1. Company Information

The information below is a summary and should be read in conjunction with the Multi-Issuer Program and the Property Supplement. The company is not a mutual fund, collective investment scheme, or insurance company and is regulated by the Seychelles FSA. Governed by Seychelles law.

Legal Name: Accretiv Hybrid Portfolio Limited (“ACCHybrid”) with Company Number: 246837.

Incorporation: Registered in the Republic of Seychelles on 21 July 2025 as an International Business Company under the Seychelles IBC Act (2016).

Duration: Special Purpose Vehicle (“SPV”) with perpetual existence, created solely to hold investments under the Accretiv Multi Issuer Program (AMIP).

Property Supplement approval by MERJ: 7 August 2025

Publication of Pricing Supplement: 7 August 2025

Date of listing on MERJ: 31 October 2025

Accretiv Hybrid Portfolio Limited

(Incorporated in the Republic of Seychelles on 21 July 2025) (Company Number 246837)

Property Supplement approval by MERJ: 7 August 2025

Publication of Pricing Supplement: 7 August 2025

Date of listing on MERJ: 31 October 2025

The investment into “ACCHybrid” will be used to acquire 100% of the participating shares in Accretiv Hybrid Holdings Inc., which will acquire a membership stake in Accretiv Hybrid Fund 2 LLC.

Sponsor Advisor

PKF Capital Markets (Seychelles) Limited

Date of issue: 6 February 2024

Corporate Information and Advisors

Registered Address

105, First Floor,
Waterside Property,
Eden Island, Seychelles

Sponsor Advisor PKF Capital Markets
(Seychelles) Limited 104, First Floor,
Waterside Property,
Eden Island, Seychelles

Business Address

105, First Floor,
Waterside Property,
Eden Island,
Seychelles

Company Secretary

PKF Corporate Services Limited
104, First Floor, Waterside
Property, Eden Island,
Seychelles

Auditors

ACM and Associations, a
member of, Allinial Global
The Link, 5th floor, Ilse Du
Port, Mahe, Seychelles

Website, hosted for the Company on:
www.orbvest.com

The investment into “ACCHybrid” will be used to acquire 100% of the participating shares in Accretiv Hybrid Holdings Inc., which will acquire a membership stake in Accretiv Hybrid Fund 2 LLC, which in turn will own the underlying assets through a Special Purpose Entity.

2. Directors & Governance

Board of Directors:

Name / Entity	Occupation	Nationality	Role
Waterside 4 Limited (represented by AJF Van Niekerk)	Corporate Director	Seychellois	Director
Justin Clarke	COO, Real Estate	South African	Director

* An independent director will also be appointed for governance and oversight.

3. Share Capital

Class	Shares Authorized	Nominal Value	Rights
Class A – Management	201	\$1.00	High-voting, no dividend rights
Class B – Participation	17,000,000	\$0.00001	Income rights, quarterly dividends, limited liquidity
Class C – Preference	3,000,000	\$0.00001	Quarterly dividends + 11% preferred return at exit

4. Liquidity Events & Exit Policy

- Annual exit window opens in Q3 of each year, starting in 2027.
- Year 2–3: redemption allowed at 95% of current NAV.
- After 3 years: redemption at 100% of NAV.
- Redemptions limited to 5% of shares outstanding annually, pro-rata if oversubscribed.
- At exit or liquidation, Class C Preference Shares first receive 11% per annum cumulative preferred return (catch-up). Thereafter, Class B receives equalization, and any balance is shared equally between Class B and C.

5. Fresh Issues & Capital Raising

Scheduled Fresh Issue Dates:

- Q1 2026 (settlement 16 Feb 2026)
 - Q2 2026 (16 May 2026)
 - Q3 2026 (16 Aug 2026)
 - Q4 2026 (16 Nov 2026)
 - Q1 2027 (16 Feb 2027 – last scheduled)
- * Additional private placements may occur for new investments.

6. Dividends, Cash Flow & Forecasts

Target Yield: 5%–8% annually (quarterly dividends)

Target IRR: 11%–13% over 5 years

Class C Preference Shares: 11% hurdle with catch-up priority at exit

Projected annual yield paid quarterly: 7–8% in years 1–4, with 13–15% IRR on exit.

7. Fees & Costs

- Management Fee: 1.5% of AUM annually
- Acquisition Fee: 1% of purchase price (min \$50,000)
- Placement Costs: ~2.4% of purchase price (min 5.5% of equity raise)
- Disposition Fees: 1.5%–2.5% of property sale price
- Performance Incentive: 20% of returns above 7% hurdle (50% paid in cash, 50% in shares)

Note: Fees apply both at ACCHybrid level and Accretiv Hybrid Fund 2 in the U.S.

LEGAL DISCLAIMER

The content presented herein has been curated by Accretiv Hybrid Portfolio Limited (ACCHYBRID) in collaboration with its advisors. This information is classified as confidential and proprietary, and its distribution to you is solely for the purpose of discussion, with the clear understanding and agreement that, dissemination, or discussion of this information with any individuals not authorized by the Manager is strictly prohibited. Likewise, the use of this information is restricted to the evaluation of a potential investment in ACCHYBRID. While contemplating an investment decision, it is imperative that you rely on your own thorough examination of ACCHYBRID and the Manager, inclusive of the merits and associated risks. This informational content is designed for educational purposes.

Contained within this information are forward-looking statements, estimates, and projections concerning an investment in ACCHYBRID and related matters. These forward-looking statements and projections reflect the current assumptions and judgments of the Manager regarding future events or trends. However, the actual results of ACCHYBRID may significantly deviate from these expressions or implications due to various reasons.

Though the Manager and ACCHYBRID believe that the assumptions and judgments underpinning the forward-looking statements and projections are rational, any of these assumptions or judgments may be proven inaccurate, and the inclusion of such forward-looking statements should not be deemed, and shall not represent, a guarantee, warranty, or assurance that the projected results will be achieved. Neither the Manager, ACCHYBRID, the Advisors, nor any of their directors, officers, members, managers, partners, employees, agents, or advisors provide any representation, warranty, or undertaking, either expressed or implied, regarding the accuracy or completeness of this or any other written or oral information made available in connection with the assessment of such investment.

Furthermore, they hold no obligation to update or rectify any information contained herein. The information herein does not constitute an offer to sell securities in the United States or any other jurisdiction. ACCHYBRID is not an exhaustive investment program but rather a strategy intended for investing a relatively small portion of an investor's assets. It may be considered a speculative investment, and interests in ACCHYBRID are exclusively available to sophisticated individuals who meet all the requirements fully outlined in the confidential Memorandum and Articles, Listing Documents, and the Subscription agreement of ACCHYBRID, as amended periodically (the "Memorandum"), and who possess experience in financial and business matters, sufficient available assets, and a comprehensive understanding of and capacity to bear the investment risks of ACCHYBRID, encompassing the risk of potential loss of the investment, in part or in its entirety.

No interests in the ACCHYBRID may be sold, nor may an offer to subscribe for such an interest be accepted before a qualified offeree receives the Memorandum describing the offering, including the risk factors and conflicts of interest. In cases where any conflict arises between the information contained herein and the information in a Memorandum, the data in the Memorandum shall prevail and supersede the information provided herein.

The information herein is not designed to offer, and should not be relied upon for, accounting, legal, or tax advice or investment recommendations. It is strongly advisable that you independently investigate the investment described herein, including consulting your tax, legal, accounting, or other advisors regarding the matters discussed herein.

There is no assurance that the investment objectives of ACCHYBRID will be achieved. No guarantee or representation is made that ACCHYBRID investment programs, including, but not limited to, their investment objectives, diversification strategies, or risk monitoring goals, will attain success, and investment outcomes may vary considerably over time. Nothing herein is intended to insinuate that ACCHYBRID investment methodologies may be regarded as "conservative," "safe," "risk-free," or "risk-averse." Economic, market, and other considerations could potentially prompt ACCHYBRID to modify its investment objectives, guidelines, and restrictions. Furthermore, the ACCHYBRID portfolio will be leveraged, introducing volatility to performance.

This opportunity is presented by OrbVest SA (Pty) Ltd, an authorised financial services provider in South Africa and an approved referring broker of the MERJ Exchange in Seychelles.