



THE
UNIQUE
PRIME
CONSULTANT



Beyond Borders. Beyond Wealth. Beyond Consulting.

An integrated advisory group for international business,
banking and finance, wealth structuring
and investment migration.

COMPANY PROFILE | 2026

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Who We Are

Unique Prime Holding Group is a multi-service advisory group founded in Singapore in 2022, with our headquarters at 50 Raffles Place and a second office in Bangkok. We advise high-net-worth families, entrepreneurs and businesses across Asia and Europe on international expansion, cross-border banking and finance, wealth structuring and investment migration.

A cross-border journey usually involves eight or more specialists: lawyers, bankers, tax advisers, immigration consultants, corporate secretaries. Our clients work with one team instead. We plan, structure and coordinate the whole journey, and execution sits with licensed banks and professional partners in each jurisdiction.

Discretion comes first. Our work is confidential by design, and most engagements begin with a private conversation.



“Advisory, for us, means long-term value creation with each family - not one-off transactions.”

THE UNIQUE PRIME ADVISORY TEAM

FOUNDED

2022, Singapore

HEADQUARTERS

50 Raffles Place, Level 46

SECOND OFFICE

Bangkok, Thailand

PRESENCE

ASEAN and Europe

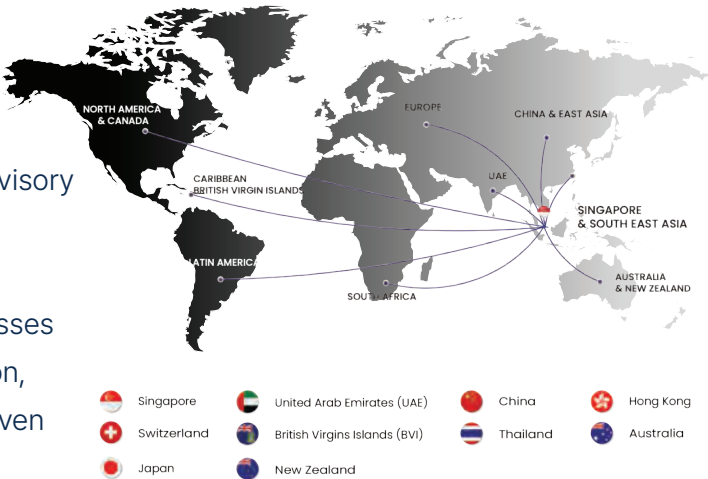


Beyond Borders

Asia’s Rising Advisory Firm in Global Business, Investment, and Strategic Expansion

Unique Prime Holding Group is a fast-growing advisory network spanning key cities in Asia and Europe.

For more than 4 years, we’ve empowered businesses and individuals with tailored solutions in expansion, cross-border migration, and strategic finance-driven by deep local insights and global expertise.



AT A GLANCE



Clients served globally

500+

Families & Entrepreneurs



Assets and Service

> 300M

Under Advisory (2022 – 2025)



Global Partners & Financial institutions

32

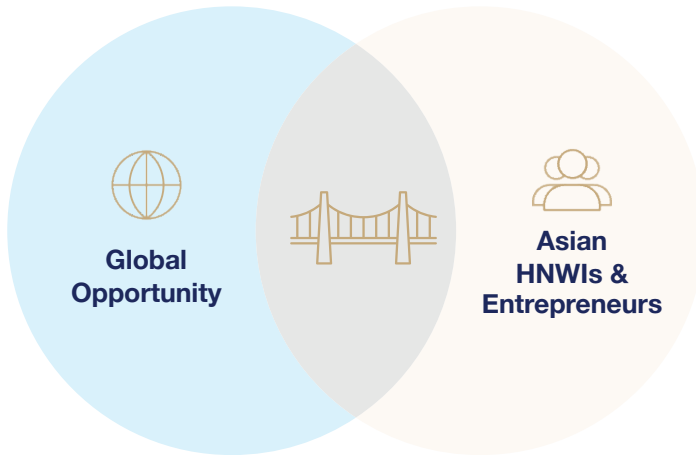
Partnerships Worldwide

Behind each number is a family relocating, a business entering a new market, or wealth being restructured for the next generation.

Figures as at end-2025. Confidential and informational only; this page is not financial advice.

One Platform, One Journey

Our Role as the Trusted Bridge



Unique Prime bridges Asian entrepreneurs and HNW families with global opportunities, delivering **end-to-end advisory services** from relocation planning to wealth optimization all through one trusted ecosystem.

Execution sits with licensed banks and professional partners in each jurisdiction.

Why an Integrated Approach

One team, end to end

A single point of accountability from first plan to final execution, so nothing falls between advisers.

Access through partners

32 partnerships with banks and financial institutions open doors that are difficult to open alone.

Built for the long term

A single point of accountability from first plan to final execution, so nothing falls between advisers.



Our Services

Four practice areas covering business and personal wealth, from corporate expansion to family succession.

I

Corporate Restructuring & Business Expansion

- Corporate restructuring
- Cross-border company incorporation
- Business expansion planning & IPO
- Business M&A across Asia
- Corporate compliance & administration

II

Banking & Private Wealth

- Global banking & account opening
- Wealth management advisory
- Investment solutions via licensed partners
- Cross-border fund planning

III

Wealth Structuring & Tax Optimisation

- Wealth structuring solutions
- Investment holding companies
- Fund management structures (VCC)
- Cross-border tax optimisation

IV

Family Succession & Investment Migration

- Trust & asset protection planning
- Family office setup
- Visa, residency & citizenship by investment
- Global real estate solutions

Each practice area is detailed on the pages that follow.

Corporate Restructuring & Business Expansion

End-to-end advisory and execution for company setup, expansion and compliance across borders.

01 Corporate Restructuring

International structures designed for compliance, with cross-border tax exposure managed sensibly.

02 Cross-Border Company Incorporation

Company formation in Singapore and internationally. Paperwork, registration and compliance handled for you.

03 Business Expansion Planning & IPO

Support to enter new markets, with advisory for IPO preparation where the ambition calls for it.

04 Business M&A Across Asia

Fundraising, strategic partner matching and acquisitions through the Unique Prime network.

05 Corporate Compliance & Administration

Filings, secretarial duties and licence renewals that keep your companies in good standing in every jurisdiction.



Banking & Private Wealth

Banking access, advisory and structuring for business and personal wealth.



01 Corporate Restructuring

International structures designed for compliance, with cross-border tax exposure managed sensibly.

02 Cross-Border Company Incorporation

Company formation in Singapore and internationally. Paperwork, registration and compliance handled for you.

03 Business Expansion Planning & IPO

Support to enter new markets, with advisory for IPO preparation where the ambition calls for it.

04 Business M&A Across Asia

Fundraising, strategic partner matching and acquisitions through the Unique Prime network.

Unique Prime advises and coordinates. Investment execution and custody sit with licensed banks and financial institutions.

Wealth Structuring & Tax Optimisation

Your partner for long-term wealth structures and investment holding across jurisdictions.

01 **Wealth Structuring Solutions**

Long-term structures for asset protection and tax planning, designed around the family.

02 **Investment Holding**

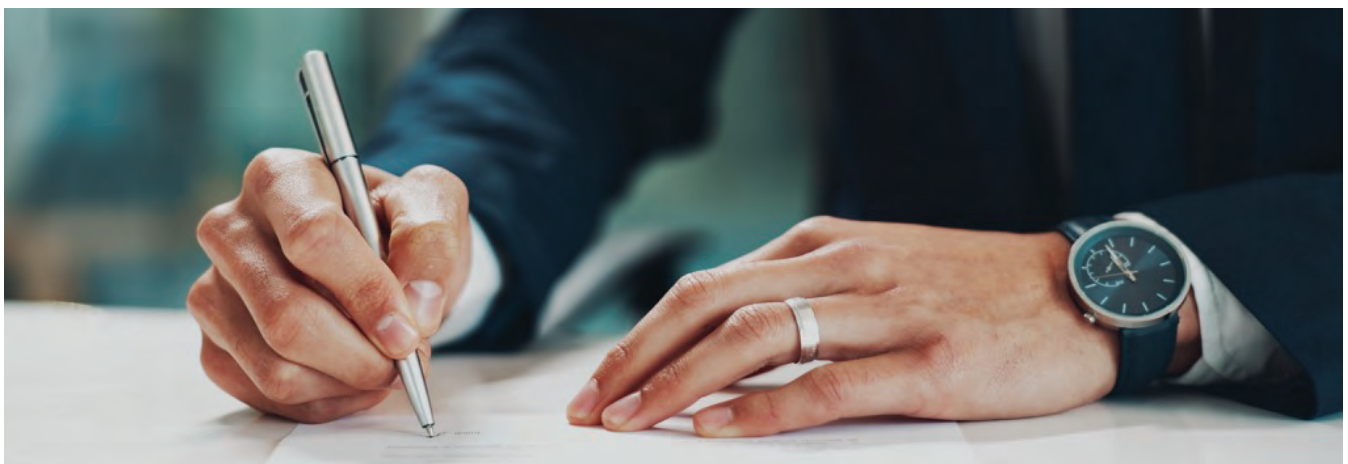
Set-up and advisory for investment holding companies worldwide.

03 **Fund Management Structures (VCC)**

Advisory and set-up of Singapore VCCs — fund vehicles that keep each sub-fund's assets legally separate — for accredited investors.

04 **Cross-Border Tax Optimisation**

Structuring that materially reduces cross-border tax exposure, always within the rules.



Tax outcomes depend on each family's circumstances and home-country rules. We work alongside your own tax counsel.

Family Succession & Investment Migration

One journey, from asset protection and family planning to residency and legacy.



01 Trust & Asset Protection Planning

Trust formation for asset protection and legacy planning, built to hold up over time.

02 Family Office Setup

Establishing a Singapore family office, with relocation support for the whole family.

03 Visa, Residency & Citizenship by Investment

Guidance across long-term visa, residency and citizenship programmes worldwide.

04 Global Real Estate Solutions

Property sourcing, legal support, transactions and management, end to end.

*Programme criteria and investment thresholds are set by each government and change from time to time.
All figures are confirmed at the time of application.*

How We Work - The 4S Capital Method

01

Strategise

Every engagement starts with strategy: the family, the business, the goal.

02

Structure

We design the structures that fit trusts, holding companies, funds, family offices.

03

Synchronise

We synchronise execution with licensed banks and professional partners.

04

Sustain

We stay on as advisers for the long term, adjusting as rules and goals change.

Why families choose us

WHAT WE BRING	WHAT IT MEANS FOR YOU
One point of accountability across advisers, jurisdictions and stakeholders	Less of your time spent coordinating, and nothing falls between the gaps
A Singapore platform with global execution	One relationship, many markets
Experience in tax-aware planning and cross-border capital flows	Structures designed around your life and holdings
Confidential participation and discreet handling	Your affairs stay private
A long-term advisory mindset	Advice aligned with your family's plans decades out

*“We simplify complexity
for UHNW families.”*



The Complete Client Journey

Five stages, one team. Most families move from first conversation to a working structure within months, then stay with us for years.

1

Discovery Initial consultation & assessment

We discuss relocation and wealth goals, review your financial situation and agree what is needed.

2

Planning Strategy & structure design

Immigration pathway, wealth and corporate structures, and the banking plan, designed as one.

3

Implementation Service activation

Immigration filings, account opening, insurance cover and corporate setup, through licensed partners.

4

Operations Ongoing management & compliance

Ongoing compliance support, coordination with your banks and advisers, and quarterly strategy reviews.

5

Growth Expansion & legacy

International diversification, generational planning and estate planning as the family's needs mature.

360° BEYOND THE GATEWAY

At Unique Prime, our vision is to become the trusted gateway for clients seeking to grow, protect, move, and structure their wealth across borders.

We believe advisory should not be limited to a single transaction or standalone service. It should be a long-term relationship built on understanding each client's personal, family, business, and wealth objectives.

Through our 360° platform, we connect clients to a full suite of integrated solutions across business advisory, investment management, insurance planning, cross-border payments, digital assets, and corporate services.

Each service is designed to support the next, creating a seamless advisory journey from strategy and structuring to execution and long-term growth.

Our goal is to move beyond traditional consulting and become a long-term gateway for clients who need more than advice - they need structure, access, execution, and trusted coordination across jurisdictions.

This is the future of integrated advisory.



BUILDING THE FUTURE OF INTEGRATED ADVISORY



UPG FUND

Closed-End Sub-Fund of Primeo VCC (Reg: T26VC0053C – SF001)



JULY 2026

FUND OVERVIEW

The **UPG Fund** is a Singapore-domiciled closed-end private investment fund managed by Northwaters Capital Pte. Ltd. and established as a sub-fund of Primeo VCC. The Fund aims to preserve capital while generating **stable income** and long-term capital appreciation through a diversified strategy comprising an interest-bearing private credit investment with equity upside potential, complemented by a portfolio of income-generating and capital preservation assets.

OUR VALUE PROPOSITION

UPG Fund acts as an institutional bridge. Through sophisticated structuring, it allows accredited portfolios to capture arbitrage yields from private markets without absorbing early-stage venture risk.



Option-Enhanced Equity Upside

Detachable Call Option grants non-obligatory rights to purchase UPHG shares at discount, targeting 13% IRR upside upon maturity.



Capital Preservation Through Diversification

Balanced portfolio combining private credit with diversified income-generating investments to help preserve capital while enhancing risk-adjusted returns.



Institutional-Grade Fund Structure

Structured as a Singapore Variable Capital Company (VCC) with an independent fund administrator, custody, audit and legal oversight, providing robust governance and operational transparency.



Stable Income with Equity Upside

Generate regular income through an interest-bearing private credit investment while participating in the potential growth of the underlying portfolio company via an embedded call option.

PORTFOLIO FOCUS

UNIQUE PRIME HOLDING GROUP (UPHG)

Target borrower of the Portfolio Company Loan. UPHG operates a fast-growing, highly scalable business advisory and corporate network spanning key hubs across Asia and Europe, creating strong jurisdictional financial arbitrage opportunities.

PILLAR 1 ~40%

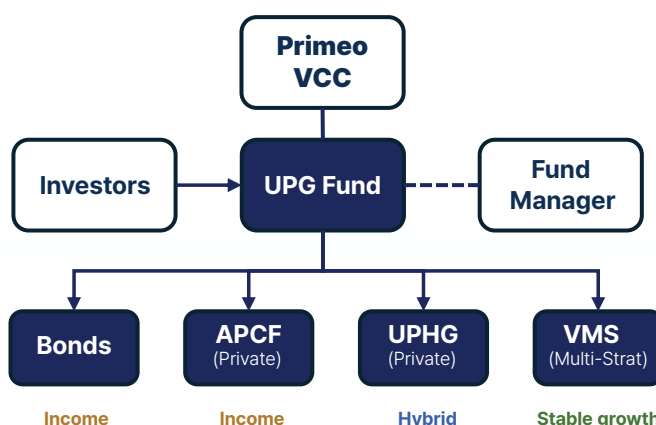
Portfolio Company Loan

Senior Loan to UPHG + Equity Call Option

PILLAR 2 ~60%

Other Investments

Diversified Income & Capital-Preservation



WHY INVEST?

- ✓ Higher interest rate environment supports private credit
- ✓ Access private market opportunities unavailable in public markets
- ✓ Diversified portfolio balancing income and capital preservation
- ✓ Potential equity upside through an embedded call option

FUND MANAGER

Northwaters Capital (UEN 201802295D) is a MAS-licensed asset manager (CMS100813) based in Singapore, offering bespoke fund management solutions for high-net-worth and institutional clients under the Securities and Futures Act.



UPG FUND

Closed-End Sub-Fund of Primeo VCC (Reg: T26VC0053C – SF001)



JULY 2026

INVESTMENT TERMS

Fund Name	UPG Fund
Investment Strategy	Two-pillar strategy (40% Co. Loan, 60% Income & Capital Preservation)
Target Returns	5% p.a. income + 8% IRR from UPHG call warrant
Fund Type	Closed End
Legal Structure	Singapore VCC – Primeo VCC
Management Fee	Tiered on NAV from 0.25% p.a.; quarterly in arrears
Performance Fee	Distributable amounts above the 5.0% cap (after shortfall)
Sales Charge	None
Subscription Currency	USD
Minimum Commitment	US\$500,000 (top-up min US\$100,000)
Initial Offer Period	15 July 2026 to 15 August 2026
Redemption	Closed-end; capital returned on termination / end of Term
NAV Reporting Frequency/ Deadline	Quarterly. Within 20 days from every calendar quarter end
Term	5 years from first drawdown, extendable by 1 year
Investor Suitability	Accredited & Institutional Investors (CDR-eligible)

Fund Administration

Ploutos Management Pte. Ltd.

Auditor

AG Assurance

Fund Manager

Northwaters Capital Pte. Ltd.

Legal Counsel

BTPLaw LLC

Corporate Secretary

Optibiz Consultancy Pte. Ltd.

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If you're thinking
business, banking, or
borderless growth -
think of Unique Prime.
We do it all.





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Beyond Borders. Beyond Wealth. Beyond Consulting.

*“Every engagement begins the same way: a
private, no-obligation conversation.”*

CONTACT



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HEADQUARTERS



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