



INVESTMENT DEVELOPMENT CORPORATION INC
HELPING DEVELOP A NEW FINANCIAL FUTURE

CORPORATE PROFILE

Investment Development Corporation

Structured Private Credit · Strategic Development · Long-Term Value

The lessons of the past. The technology of the future.
The discipline to implement.

Who We Are

Investment Development Corporation (IDC) is a boutique investment-development, structuring and implementation partner focused on connecting institutional finance with the productive economy.

IDC draws on experience in mergers, acquisitions and restructuring, bringing together extensive knowledge of business structure, financial reporting and operational optimization. We combine this experience with a deep understanding of insurance, risk allocation and the established disciplines of large-scale institutional finance.

Our purpose is to turn sound commercial opportunities into well-structured, financeable and professionally managed businesses. We design tailored solutions that can be implemented locally, developed into repeatable models and strategically expanded into emerging markets with strong long-term potential.

At the centre of our approach is structured private credit: capital designed around the assets, cash flows and practical requirements of the underlying business.

Where We See Opportunity

IDC looks beyond the technology and venture-capital investment narrative to businesses whose value rests on tangible assets, established capabilities, durable demand and the delivery of essential goods and services.

Our focus includes proven legacy businesses with strong intrinsic value that would benefit from clearer strategic direction, improved management systems, appropriate financing and practical modernization. Established operations, productive assets and experienced people provide a foundation on which better performance and sustainable growth can be built.

Alongside the renewal of existing businesses, IDC seeks to support a new generation of real-economy development in emerging markets. We look for opportunities where commercially sound operating models can meet identifiable demand, strengthen local productive capacity and establish a platform for further expansion.

These two priorities are complementary: **refocusing the value already present in established businesses, while applying proven disciplines to the development of new ones.**



Structured Private Credit with a Commercial Purpose

IDC approaches financing as part of the business design—not as a separate exercise added after the strategy has been decided.

We begin with the underlying operation: what it owns, what it produces, who pays for its output, how cash moves through the business and what management must deliver. Financing is then structured around those realities, with attention to repayment capacity, asset security, operating requirements and the timing of development.

Depending on the opportunity, structures may include secured private debt, asset-backed notes, acquisition financing or ring-fenced project arrangements. The objective is to align capital with a defined commercial purpose and establish clear responsibilities for its deployment, monitoring and repayment.

IDC's role is to develop and coordinate the structure, engage suitable financing counterparties and supervise the agreed implementation framework. Investment, lending and insurance commitments remain with the relevant capital providers and specialist counterparties.

We do not treat access to capital as the end result. The result is a business equipped to use that capital productively and service it responsibly.

Creating Value Beyond the Financing

Capital is most useful when accompanied by improvements in how the business is organized and operated.

IDC's approach brings together appropriate corporate structures, clear management accountability, transparent reporting and practical operating improvements. These may include procurement discipline, stronger working-capital management, improved maintenance planning, aligned incentives and targeted acquisitions that strengthen the core business.

Technology supports this process. Automation, better data visibility and modern reporting tools are applied where they can improve productivity, reduce unnecessary cost, strengthen controls or help management make better decisions. The purpose is to improve the underlying enterprise—not to replace commercial fundamentals with a technology narrative.

Our approach combines the experience to recognize recurring business problems with the tools to address them more effectively.



Boutique Solutions Designed for Replication

Every business and market requires individual consideration. IDC therefore begins with a tailored solution rather than a standard financing product.

However, bespoke design does not have to mean starting again with every transaction. Governance frameworks, reporting systems, cash-management controls and implementation methods can be developed into repeatable operating models.

Once a model has been demonstrated, it can be adapted for additional businesses, projects or markets. Local partners, legal requirements, operating conditions and commercial risks remain transaction-specific, while the underlying management and financing disciplines provide consistency.

The solution is tailored to the opportunity. The discipline is designed to scale.

This allows IDC to combine boutique attention with a broader strategic development approach: establishing a sound foundation, demonstrating performance and expanding from evidence rather than assumption.

Risk, Governance and Implementation

IDC seeks to minimize avoidable risk through the design of the transaction and the discipline of its execution.

The framework emphasizes conservative asset assessment, manageable leverage, adequate liquidity, clear security arrangements and agreed controls over cash distributions. Reporting is intended to make operating performance, debt-service capacity and emerging problems visible early enough for action.

Insurance is considered as part of this wider risk framework. Where appropriate, specialist insurance arrangements can support asset protection, business continuity and the allocation of defined risks. They complement—not replace—sound underwriting, capable management and a viable business model.

Implementation is equally important. Responsibilities, milestones, reporting obligations and intervention rights need to be established before capital is deployed. A well-designed structure must then be supported by consistent oversight, practical problem-solving and accountability.

Building Value That Endures

IDC's ambition is not simply to complete transactions or pursue the nearest exit. It is to help build stronger businesses that generate durable cash flow, preserve productive assets and remain capable of adapting over time.

For owners and operators, this means a clearer route to modernization and growth. For capital providers, it means greater visibility, defined protections and disciplined oversight. For employees and communities, it means a long-term commitment to productive, employment-generating businesses. These priorities build on IDC's existing focus on aligned partnerships, transparent reporting and long-horizon stewardship.

IDC brings the disciplines of established finance to the opportunities of the next generation—combining real assets, modern technology and accountable implementation to create lasting economic value.