

SW | STREETER  
& WALKER  
FAMILY OFFICE



FAMILY OFFICE

S T R E E T E R & W A L K E R G R O U P

S T R E E T E R



W A L K E R

On May 1998, the investment company of Streeter & Walker Ltda. was created to manage the family assets resulting from real estate dealings in the Cerrillos y Maipú communities, as its main objective.

From its onset, Streeter & Walker Ltda. has been under the guidance of Felipe Streeter Nebel. At the beginning the administration of assets was done from an apartment without much infrastructure.

With time, additional and more sophisticated tools were added, allowing a gradual and deep understanding of the national and international banking system and their products; plus, which ones would best fit the needs of your company.

Afterwards, the interest to expand institutional activities emerged. That's how on 1999, Sociedad El Nogal Limitada was created to manage the real estate assets and continue acquiring land and properties as its main idea, an activity that continues to this day.

Starting on November de 2005 Streeter & Walker morphed into SWgroup, an entity with the mission to harbor, coordinate and monitor all business units and companies under the umbrella of the Family Office.

Through the years, our corporation has developed into an office with state of the art technology and framework, interconnected with the world markets with SAP software as its management platform.

F A M I L Y O F F I C E



## V I S I O N

From this perspective, a research, investment management, and administration and accounting departments were created; in addition, a corporation solely dedicated to the management of liquid assets was established, SW | Investment S.A.

Thus, Streeter & Walker sought to establish its foundations and on that basis, expand to new business and investment opportunities.

It's worth noting, that through the process we've always search for excellence, on both the macro aspects and minute details of each transaction, business, and opportunity presented to us.



# STRATEGY

## GENERAL STRATEGY

What do we want for the future?

Continue growing in an organic and efficient manner, with a highly professional framework that will let us:

- Grow
- Protect
- Manage

All resources from the investment group, the Family Office and each company, business and organization we take part in.

F A M I L Y O F F I C E



# CREATIVITY

- To be a Prestigious, Creative and Innovative organization.
- To generate Added Value in all business we participate in.
- To ensure the profitability of each of our investments.
- To grow our resources; make them profitable and align them in the consolidation of our PARENT COMPANY and of each of its four pillars:

## PARENT COMPANY

SW | Group

Enterprises Segmented by Business

SW | Investment

Finance

SW | Real Estate

Real Estate

SW | Corp

Industrial

SW | Endowment

Foundation



# FLUENCY

Our performance is based on solid and clear principles that guide our work:

- Long-term vision in order to make the right, not hurried or opportunistic, decision.
- The constant professionalization of our work
- Perseverance in our commitment to the goals we set
- Flexibility in our businesses and diversification in our assets.
- Passion at work and in each of the projects we perform.
- Creativity and innovation in our ideas and the way we confront our challenges.
- Design, as an element that brings value and is a fundamental part of all our initiatives.
- Independence in order to never mix or confuse family interest with entrepreneurial ones.

F A M I L Y O F F I C E



GEAR

## COMPANY OBJECTIVES

Our company has established a set of corporative objectives that guide us in our decision making:

- To be recognized as a successful, professional and dynamic Investment Company and Family Office.
- To generate economic and social value in each of the activities and businesses we intervene in.
- To take part in companies with growth potential with trusted partners, industry knowledge and a work ethic compatible with our values and principles.
- To remain diversified and with a long-term vision, to control risks and extend the life of the group and its resources.



# P E R S P E C T I V E

## OUR RESOURCES

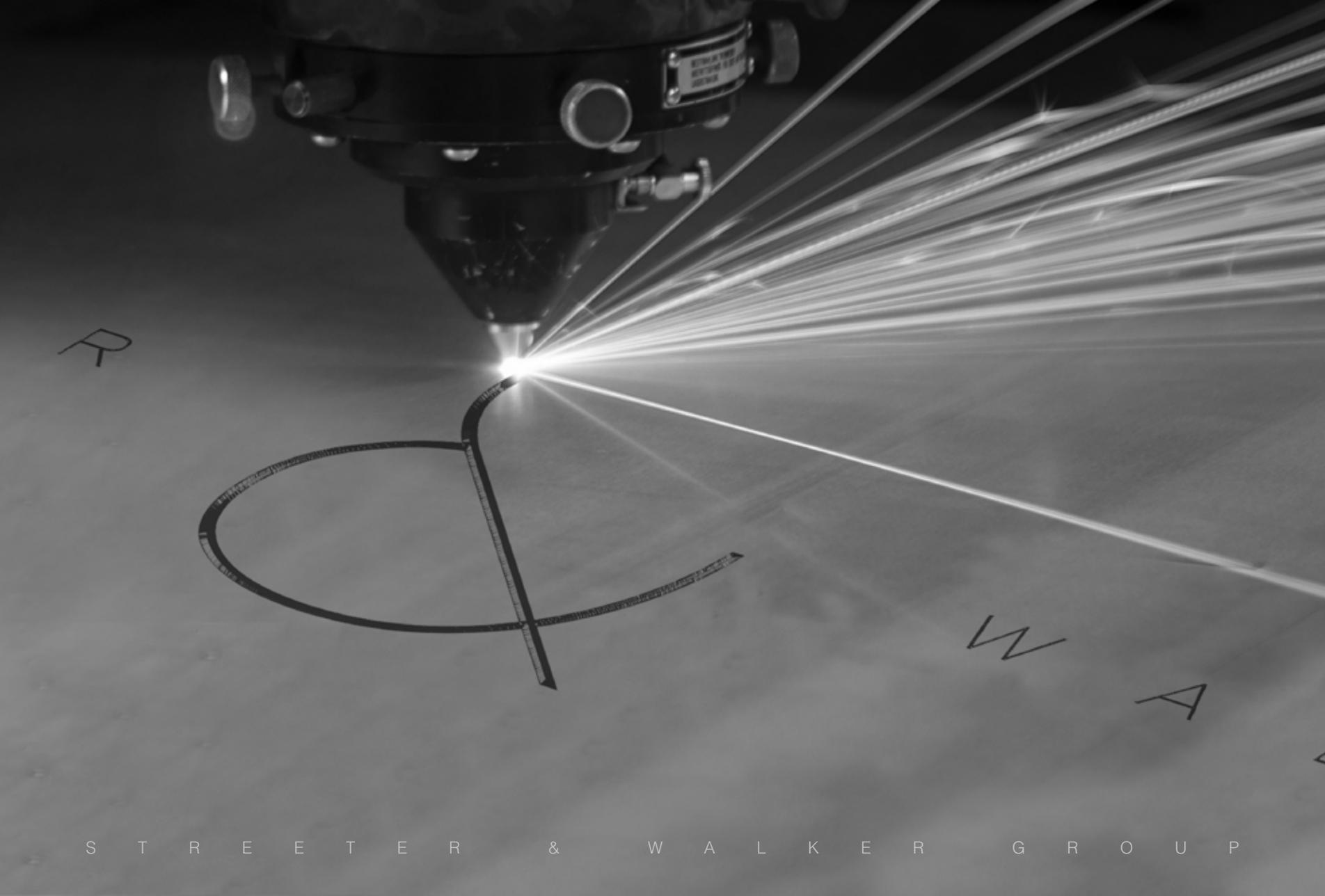
The organization has an internal system characterized by having:

- Corporative governance with goals and proceedings aligned with the interests of the investment group. The external members of the board provide their vision and experience in a professional and objective manner.
- Corporate and tax structure in accordance with the present and future interest of SW | Group. This structure contributes to coherence with the proposed Mission, Strategy and Objectives.
- Proceedings aligned to generating synergies and economies of scale.
- Policies, goals and measurable objectives for each area.
- Research and Project Review Department, which analyzes world markets and other relevant sectors of the world economy.



# S U P P O R T

- Real estate investments managed through El Nogal Ltda. a company belonging to SW | Group and with more than 10 years of experience managing and investing real estate.
- Tax auditors, accountants and tax advisers, collaborating jointly for over 10 years with our team.
- Journalists, in charge of a Daily Report, investigative journalism and all of the office's communicational processes.



R

W

A

S T R E E T E R & W A L K E R G R O U P



# D I V E R S I F I C A T I O N

## SW | INVESTMENT

On July 2003 SW | Investment S.A. was created with the goal of managing and growing all the liquid assets of SW | Group and the Family Office. In order to bring this new corporation to fruition, travels to contact and get to know the world's main investment institutions were made, as well as to analyze hedge funds, attend lectures with private bank executives, and participating in a series of courses and seminars on the subject.

We added training and implementation of state of the art technology such as software for market analysis,

accounting and the management of all investment portfolios. SW | Investment S.A. must administer the cash flow and provide the necessary liquidity to ensure optimal performance in the group and in the projects in which we might participate.

This society is also responsible, along with its staff and advisers, for leading international and national market research and is also in charge of preparing all the investment reports.



## SW | Investment's Mission

- To protect SW | Group's liquid heritage and manage it prudently and efficiently , and with a long-term vision.
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## SW | Investment's Objectives

- To maintain an investment strategy with balanced risks.
- To provide the necessary cash flow to cover all the expenses and investments of the group.  
Diversification and profitability in financial tools.
- To provide analysis and market research for the different business units..



S E A R C H

## SW | CAPITAL

On April 2010 SW | Investment S.A., along with other contributors, created, SWmanagement S.A. a management fund company, which through its private fund SW | Capital centralizes and handles financial investment and liquidity in foreign currency.

SW | Capital mainly manages investments in U.S. dollars with financial tools issued in many different countries around the world. It works with a worldwide investment strategy , acquiring bonds, derivatives, shares, ETFs, and all other financial instruments

that we might consider prudent for a Total Return strategy .

The main objective, as with SW | Investment S.A., is to increasethe capital of each single contributor, give prompt information, react to market volatility and maintain a strategy focused on long-term returns.

F A M I L Y O F F I C E



C O M M I T M E N T

SW | CORP

Born on 2004 as a response to SW | Group's need to have a unit solely dedicated to searching for and developing of new enterprises.

It has the final goal of achieving an adequate diversification, not only in financial tools and properties, but also medium and small sized business in the premium segment of their industry as well, where we can participate and contribute with our financial and management assets.

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# P R E C I S I O N

## SW | Corp's Mission

- Participate in medium size companies in the Premium segment of their industry that are leaders, or capable of becoming so through our contributions, management and creativity. via boards or management.

## SW | Corp's Objectives

- To detect, evaluate and materialize business in the industrial market of medium size businesses.
- To search for strategic businesses, with growth potential and crossed synergies for SW | Group.
- To investigate and evaluate business opportunities that will generate value for the investment group and its associates.



O R I G I N

In December 1998 El Nopal Ltd. was created. Its name reflects the fact that the first real estate transactions were located in the El Nopal de Lo Errázuriz ranch, in San José de Chuchunco, (Maipú District), lands alongside the famous Aguada creek.

El Nopal Limitad is one of the real estate companies that has had the largest square footage in the Maipú and Cerrillo area. It also has cell phone antenna condos, offices, houses and property in general.

Some have been acquired as long-term investments and others to generate positive cash flow for

## SW | REAL ESTATE

SW | Group. This is where all the purchasing, sales, services, management and real estate portfolio profitability of the Family Office's properties are centered.

The whole team which was formed in 1996 continues working to this day adding over fifteen years of experience in this area.

S T R E E T E R & W A L K E R G R O U P



## S E R V I C E

### SW | Real Estate's Mission

- To centralize, manage and maximize profitability of all property and real estate dealings of SW | Group and family, through a corporate and professional format.

### SW | Real Estate's Objectives

- To analyze and evaluate the real estate and property portfolio of SW | Group.
- To participate in premium real estate projects of the , concentrated in high end neighborhoods, buildings and properties.

- To centralize and manage all real estate assets belonging to SW | Group and Family Office diversified in:
  - Rent: properties that generate income through rent, such as offices, commercial property, houses, apartments, etc.
  - Land: long-term investment, considering possible modifications of regulatory plans and changes to land usage permits.
  - Projects: participate in real estate projects, through associations with third parties with experience and growth potential.



# EXPANSION

## SW | Endowment's Mission

- Put in practice the social responsibility of SW | Group, through efficient and timely donation of resources.

## SW | Endowment's Objectives

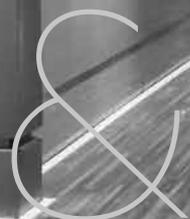
- To generate a social Investment fund, utilizing SWinvestment and SW | Capital's financial tools and real estate know-how, which will allow growth and sufficient profits that may be donated.
- To assign resources, in their equivalent in materials and equipment, so that the beneficiary can continue

with its social works. This assures us that no donations are misused and also guarantees the continuity of the fund's property, and therefore, of the Endowment.

- To provide support to foundations that have demonstrated an efficient work record and fulfillment of social obligations.
- To obtain, from the Endowment's shares, the maximum profitability possible with controlled risks and long-term vision.
- To motivate and incentivise third parties to contribute their resources to this social investment fund.



S T R E E T E R



W A L K E R