



SVEINN OSKAR SIGURÐSSON

BA, MBA, MSc corp. finance

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Executive Profile:

Dynamic and innovative Economic Analyzer and Consultant Leader with 25+ years of extensive experience as a real estate industry authority, visionary financial analyst, and successful investment strategist with diverse international experience for both local governments as financial authorities. Offers proven performance in risk analysis, saving and investment strategy with a keen eye for emerging markets. With a specialized knowledge of governmental real estate registration, sustainable fishing, fish farming, risk assessments, due diligence (DD), along with in-depth understanding of derivatives and consumer & financial indexes. Furthermore, with experience as a municipality board member in Iceland, member of the board of Reykjavik capital area (SSH) district planning committee and member. Brings stellar relationship-building and corporate networking acumen, in combination with a well-earned reputation for trustworthy, insightful and honest consultative and advisory services as consultancy; reinforced by a considerable breadth and

depth of published research and opinion in the property and investment fields, sustainability, ocean economy, blue growth, green economy, planning and environmental risk. Possesses outstanding strategic vision developed in building and planning confidence and securing high returns on numerous international ventures, as well as a career characterized by talent in identifying and influencing key decision-makers and governmental representatives. Now studying master diploma in math and natural science teaching in the University of Iceland, School of Education.

Areas of Expertise:

- Economic Data Analyzer
- Finance Data Analyzer & Project Management
- Environmental Initiatives & Carbon Credit Issues
- International & Emerging Markets
- Real Estate & Consumer Indices
- Governmental Consultancy & Blue Economy
- Datacenters, finance and risk assessment
- Financial Risk Analysis & Consultation
- Public-Private-Partnerships (PPP)
- Real Estate Lending & Debt Restructuring
- Public Speaking & Negotiations
- New Energy – Transport - Hydrogen, Electricity etc and Ecological economy
- SIS and RAI assessment for handicap and elderly

Qualifications In Action:

Member of the board of a municipality Mosfellsbaer.

2018 - 2022.

www.mosfellsbaer.is

Member of the board (9 members) of the local municipality Mosfellsbaer in the Reykjavik capital area in Iceland since last local governmental elections in Iceland in May 2018. Is a member of the Reykjavik capital district area for planning committee.

- Attend board meetings (9 members) every second week for policy planning and building a future plan for various local matters such as schools, kindergartens, planning, master planning, projects for handicap (SIS)

individuals as elderly (RAI) peoples matters together with finance and maintenance.

- Attend Reykjavik capital area committee (SSH) that has overview of planning of the total capital area inclusive (such as the capital Reykjavik) total municipalities, harbor areas in the area and future planning for construction areas, airports, hospitals, roads, bridges etc.
- During the years (2010-2017) been in school council of Varmarskoli primary school for parents in Mosfellsbae as president the first year of operation of the SAMMOS (before named FGMOS) organization for all parents of children in Mosfellsbaer municipality boarding schools as kinder gardens.
- Works with political leaders in the area as with members of parliament in Iceland.

CEO Amicus ehf - Glitnir Private Banking, Iceland

2002-Present

www.amicusltd.com

Established this independent financial analysis consulting firm, which owns properties in north and south Iceland, as well as investing and exiting a project in downtown Berlin. Provides comprehensive wealth management and advisory services in support of domestic and international real estate investment projects for clientele with Glitnir Private Banking (Now Islandsbanki from 2006-2010), assuming oversight of all financial and due diligence functions.

- Performed the full range of financial risk analysis, investment screening, evaluation, negotiation of terms, exit-strategy planning, property management, leverage buy-outs, distressed asset acquisition and related due diligence work.
- Consultation for large fishing and fish processing companies in Iceland regarding to invest abroad in the Blue Economy with the aim of expanding sustainable fishing and fish farming world wide.
- Authored several influential economic analyses of Europe to drive investments focused on Denmark and Germany, with

numerous successes in convincing high-profile investors to back real-estate developments in these countries.

Chairman - Greenstone DC Iceland

2007-2010

Collaborated with several international partners to launch this real estate firm, while actively supporting government and educational initiatives through the establishment of a real-estate development project.

- Leveraged recognition as an industry thought leader and significant industry and government connections to build an effective local approach to competition with established developers, building vital trust among key stakeholders.
- Approached the country's primary energy supplier, a former employer, to establish a relationship as a reliable investor, while shoring up confidence in the project among international partners and local municipalities.
- Partners with consulting engineers, architects and other professional experts on a local level to convince clients of the feasibility, stability and sustainability of the project and negotiate pre-design arrangements for site development.
- Negotiates with tenants in the United States and mainland Europe as well as local municipalities, energy providers, technical consultants and power distributors, wielding investor status to ensure ongoing confidence in the project.
- Strategically selected site locations to maximize access to adjacent power generation while minimizing exposure to seismic and volcanic fault thus improving the long-term reliability and risk tolerance of energy cooling solutions.

Qualifications in Action as Chairman with Amicus ehf:

- Succeeded in saving investors money through diligent investment screening and risk analysis, advising on reliable investments within Europe's strongest and least indebted per capita economies totalling over €300M in 2006 and 2007.
- Conducted due diligence work on various projects in Denmark, Germany, Cyprus, Turkey, Czech Republic, Dubai, Hong Kong, India, Romania and the United States, ensuring sound financial analysis of rates of return and risk assessment on leasing opportunities.
- Consulting in Icelandic large fishing company in Africa such as Namibia and Angola for sustainable fishing as fish farming in the area.
- Advised clientele to make property investments in Berlin, wielding real estate experience to identify prime opportunities resulting in high returns, earning high client confidence sustained beyond the collapse of the Glitnir Bank (which is now Islandsbanki, www.islandsbanki.is).

Financial Analyst - Nysir hf & Mostur ehf, Iceland

2005-2006

Engaged by this real estate holdings firm focused in private-public-partnerships (PPP) with assets across Europe and Africa to shoulder key accountabilities in real estate investment analysis, debt structuring and negotiations with financial institutions, developers and real estate funds, management firms and tenants, while building significant experience in public-private-partnerships.

- Worked to coordinate due diligence on projects including leverage buy-outs from municipalities in Iceland, leading in-house investment teams on negotiations in Malta, Germany, the United Kingdom and Denmark.
- Pre-designed elderly and senior home living spaces in Iceland with healthcare and service solutions, mainly in the capital area of Reykjavik. Also, investigated the potential of such projects for investments in Germany.
- Played an instrumental role on the purchase of a 50km² building complex housing the

headquarters of the Danish Tax Authority, authorized by CEO to negotiate the sale and coordinate private financing, thus doubling the balance sheet.

Consultant

2004-2005

Kaupthing Bank, Iceland

Joined with this private-owned, formerly state-owned, international bank (which is now Arion banki, www.arionbanki.is) to open a new branch and contribute to the development of a solution for home lenders and mortgages, introducing cohesive project planning and data management practices while providing training to bank staff on the home loan structure and related management application. Coached and motivated staff in the appropriate practices for effective purchase and sale of properties in addition to developing and introducing software for the management of all real-estate related mortgages within the bank.

Teacher/Instructor

1995-1996

Hvolskoli, primary school, Iceland

Supervising teacher for girls in 9th and 10th grade (14-16yrs) as being instructor in math, biology and physics for both 9th and 10th grade as supporting other staff members if needed. Helping and supervising kids with special needs in math as with other needs.

Licensed Real Estate Agent

1996-2004

Eignaval Real Estate Agency, Iceland

Retained as a licensed real estate agent with allowance from the Ministry of Justice in Iceland to conduct the preparation and execution of legal documents including representation contracts, purchase agreements, closing statements, deeds and leases, in addition to administering property closings, overseeing signature of documents and disbursement of funds as well as negotiations between all involved parties.

BACHELOR OF ARTS IN ECONOMICS & PHILOSOPHY
(1995) University of Iceland, Reykjavik, Iceland

(Version since 19.08.2020)

International Department – Central Bank of Iceland, Iceland

1994-1996

Recruited by the reserve bank of Iceland to process internal and international SWIFT transactions between the Central Bank and international institutions out of New York including the Federal Reserve, JP Morgan Chase Manhattan, Société General and others. Completed an economic report on the status of investment and savings in China at the behest of the Bank Governor and former Icelandic Prime Minister, in support of a key delegation to the Central Bank of China.

Additional Experience includes GENERAL ASSISTANT with the National Power Company of Iceland from 1986 to 1994 and HONORARY CONSUL for NAMIBIA to ICELAND since 2003 until 2019.

Education and Training:

MASTER OF FINANCE (2011) University of Iceland, Reykjavik, Iceland

*Thesis "Real Estate Price Index and its Effects on the Consumer Price Index in Iceland" Pending

MASTER OF BUSINESS ADMINISTRATION (2004)
University of Iceland, Reykjavik, Iceland

Certified Real Estate Agent (2000) Ministry of Justice & University of Iceland, Reykjavik, Iceland

Real Estate Registration License (1999) Ministry of Social Affairs & University of Iceland, Reykjavik, Iceland
Chinese Language Studies Exchange Program (1997) Beijing University, Beijing, PR China