FinMost

FINANCE AND INVESTMENT
PROJECT MANAGEMENT
APPRAISAL AND MONITORING

Support in raising finance and implementing investment projects

We help companies obtain bank loans, concessional funding from development institutions and investment: we prepare the company and the project the way lenders assess them, and support the client through to signing the agreement and beyond.

Who we work for:

small, medium and large businesses
project sponsors
banks and development institutions
investors and funds

WHAT THE COMPANY DOES

Raising finance
bank loans, Damu, ACC, DBK, investment, restructuring

Project development
business plan, feasibility study, financial model, presentation

Analysis, appraisal and monitoring
project review, reporting for banks and investors

Planning and budgeting
P&L and cash flow budgets, payment calendar, outsourced CFO

Management and reporting system
accounting, KPIs, procedures, IFRS readiness

WHY IT MATTERS

Capital is available. Bank-ready projects are not

5.6%

of fixed capital investment is financed by bank loans; companies fund about two thirds from their own resources

January–August 2026, BNS, Halyk Finance

14%

of GDP is SME lending in Kazakhstan, versus 40–50% in Western Europe and the US

National Bank of Kazakhstan, 2024

21.1%

average bank lending rate for companies, versus 5–12.6% under Damu and ACC programmes: on a ₸100 million loan this saves up to ₸16 million a year

National Bank of Kazakhstan, June 2026; Damu, ACC

Why banks decline or delay a decision

- Cash flow does not cover loan payments with the required margin
- Business plan without substantiated assumptions, scenarios or risk analysis
- Collateral is insufficient or illiquid, no valuation
- Incomplete document package, repeated bank requests, lost weeks
- The company is unaware of Damu, ACC or DBK concessional programmes or does not meet their terms

FinMost closes these gaps: we analyse the company through the eyes of the credit committee, prepare calculations and documents, and support the application through to a decision.

TAKEAWAY FOR COMPANIES

Prepare early. Start 2–3 months before the money is needed.

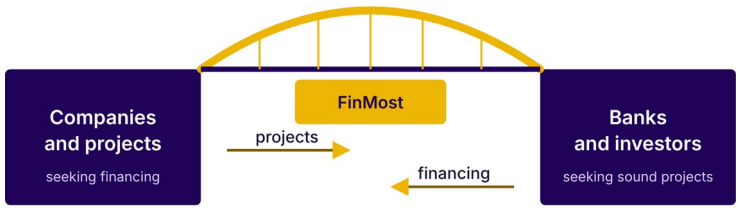
Concessional first. Check Damu, ACC and DBK programmes before applying for a market-rate loan.

Think like a bank. Show cash flow, debt service coverage and risk scenarios.

ABOUT THE COMPANY

FinMost: a financial bridge between projects and capital

Fin stands for “finance”, Most means “bridge” in Russian. We connect companies that need financing with banks, development institutions and investors that need well-prepared, verified projects.



For borrowers

- A clear path to a loan or investment
- Documents the bank accepts the first time

For banks and development institutions

- Screened projects with a complete package and calculations
- Independent monitoring after disbursement

For investors and owners

- Project review before investing
- Regular progress reporting

1 Substantiation
Assumptions backed by documents and market data

2 Compliance
With the requirements of banks, development institutions and investors

3 Measurable result
Scope, timing and outcome of each stage set in the contract

4 Confidentiality
Non-disclosure agreement before any documents are shared

SERVICES

Five services: from a single model to full support

01

Raising finance

- Loans from commercial banks
- Damu, ACC and DBK programmes
- Project investment
- Debt restructuring

Result: signed financing agreement

02

Projects, financial models, presentations

- Business plan, feasibility study
- Financial model with scenarios
- Investment memorandum, presentation

Result: documents that meet bank or investor requirements

03

Project analysis, appraisal and monitoring

- Review of assumptions
- NPV, IRR, DSCR, payback
- Plan vs actual reports for banks and investors

Result: independent appraisal and implementation control

04

Financial planning and budgeting

- P&L and cash flow budgets, payment calendar
- Cash gap forecast
- Outsourced CFO

Result: managed cash flow

05

Management and reporting system

- Financial structure, responsibility centres
- Management accounting, KPIs
- Procedures, IFRS readiness

Result: reporting that supports owner decisions

Services can be ordered separately or together: for example, a financial model and business plan, then application support, then monitoring of project implementation.

RAISING FINANCE

The path to a bank loan or investment

1

Analysis

- the company and its financials
- the project and its payback
- collateral

2

Project development

- business plan or feasibility study
- financial model
- presentation

3

Document collection

- company document package
- collateral documents and valuation
- bank or investor requests

4

Application support

- work with the bank or investor
- contracts, counterparties, reporting

5

Decision and agreement

- bank or investor approval
- signing the agreement

WHAT THE CLIENT GETS

Assessment
of the company's and project's readiness for financing, suitable banks and programmes

Document package
compiled and checked against the specific bank's requirements

Model and presentation
calculations that stand up to credit committee questions

Support
answers to bank requests through to the decision and signing

Recommendation. Come to us before applying, not after a rejection: fixing calculations and documents before the credit committee is easier than seeking a second review. If an application has already been declined, we analyse the reasons and prepare a new submission to the same or another bank.

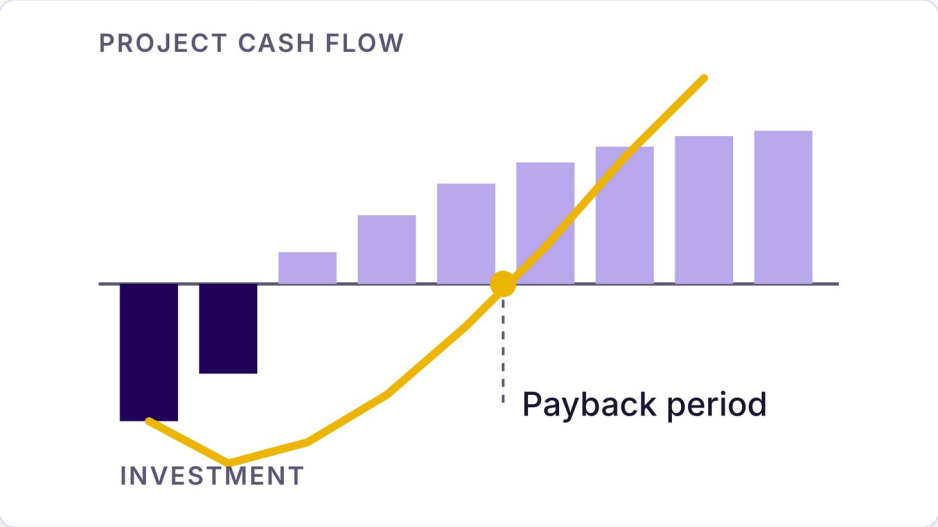
RECOMMENDATIONS FOR CLIENTS

Six mistakes that cost companies money and time

	MISTAKE	CONSEQUENCE	WHAT WE RECOMMEND
1	**Approaching a bank without a cash flow forecast**	Rejection or a smaller loan	Calculate the repayment schedule and coverage ratio (DSCR) before applying
2	**Business plan with unsupported assumptions**	Credit committee questions, delayed decision	Support prices, volumes and costs with contracts, price lists and market data
3	**Going straight for a market-rate loan**	Overpaying up to ₸16 million a year for every ₸100 million borrowed	Check Damu, ACC and DBK programmes and interest rate subsidies first
4	**Collateral without valuation or a full document set**	Decision delayed by weeks	Value the collateral and check title documents in advance
5	**Reporting does not match bank statements and tax filings**	Bank doubts about data reliability	Reconcile management and statutory accounts with account turnover
6	**No control after the money is received**	Covenant breaches, budget overruns	Introduce monthly plan vs actual and regular reporting to the bank

How FinMost helps: we check the company and the project against this list at the first stage of analysis and fix weak points before the bank sees them.

The financial model: the language of the credit committee



Business plan or feasibility study

Excel model with transparent formulas

Presentation, memorandum

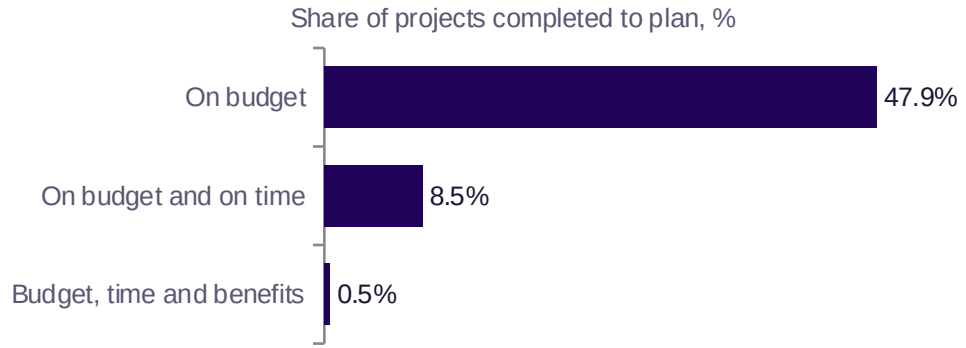
Why it matters. A bank reviews a model with open formulas faster: the analyst sees the logic and does not ask for an explanation of every figure.

The model covers the full project and loan term: revenue, costs, taxes, capital expenditure, cash flow and debt service schedule.

INDICATOR	WHAT IT SHOWS THE BANK AND INVESTOR
DSCR	Whether cash flow is enough to service the loan; banks typically expect coverage of at least 1.2–1.3
NPV	How much value the project creates, taking the time value of money into account
IRR	Project return compared with the cost of financing
Payback	How many years it takes to recover the investment
Break-even	Minimum sales volume at which the project does not make a loss
Scenarios	What happens if prices and demand fall, costs rise or the tenge exchange rate changes

Review before investing, control afterwards

8.5% of projects worldwide are delivered both on budget and on time; on budget, on time and with the planned benefits: 0.5%



B. Flyvbjerg, D. Gardner, “How Big Things Get Done”, 2023, database of over 16,000 projects

Before the financing decision

- Review of business plan and model assumptions
- Risk assessment: market, construction, currency, financial
- Opinion for the owner, bank or investor

During implementation

- Plan vs actual for budget and schedule
- Control of intended use of funds and covenants
- Early detection of deviations and proposed solutions

For banks
Milestones for tranche disbursement, use of funds, covenants

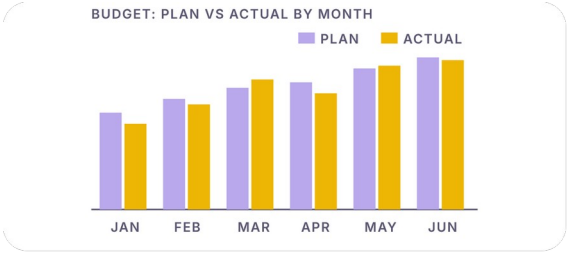
For investors
Progress, budget execution, target indicators

For owners
Project status, deviations, decisions to be taken

Profit on paper, but no cash in the bank?

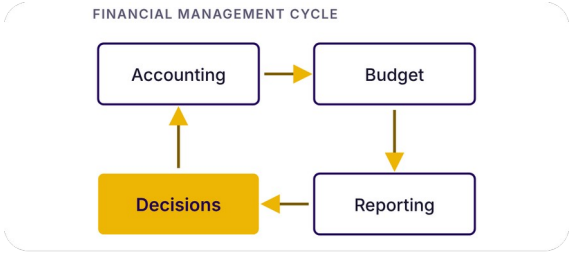
Signs that a company needs a financial system

1. Turnover is growing, but free cash is not
2. Cash gaps are discovered on the day a payment is due
3. There is no budget, or it is never compared with actuals
4. Reports take weeks and do not answer the owner's questions
5. The bank asks for data the company cannot quickly provide
6. Spending and investments are approved without a payback calculation



Planning and budgeting

- P&L and cash flow budgets, payment calendar
- Cash gap forecast for 3–12 months
- Plan vs actual analysis
- Outsourced CFO



Management and reporting system

- Financial structure, responsibility centres
- Management accounting and KPIs
- Reporting procedures and deadlines
- IFRS and audit readiness

Result: the owner sees cash, profit and liabilities on one screen, and the bank receives reporting it trusts.

ENGAGEMENT FORMATS

We work in the format the task requires

01

One-off task

Financial model, business plan, project review, preparation for a meeting with a bank or investor.

- Fixed scope and timing in the contract
- Result: a finished document or opinion

02

Turnkey project

Full financing cycle: analysis, documents, application, support through to signing the agreement.

- Staged payment based on stage results
- One person responsible for the whole path to funding

03

Ongoing support

Outsourced CFO, project monitoring, regular reporting for the bank and investor.

- Monthly format
- Control of cash, budget and covenants

WHY COMPANIES CHOOSE FINMOST

A bank's perspective
we assess the project by the same criteria as the credit committee

Full cycle
from analysis to agreement and monitoring, with no hand-offs between contractors

Both sides of the bridge
we understand the requirements of borrowers, banks and investors

Transparency
scope, timing and result of each stage are fixed in the contract

STRATEGY

Aligning the interests of companies and investors

For borrowers

- Assessment and preparation for financing
- Complete document package
- Access to banks, development institutions and investors

For banks and investors

- Screened, verified projects
- Expert review and documentation
- Implementation monitoring and reporting

PRIORITY SECTORS

- **Energy**
- **Industry and processing**
- **Agribusiness**
- **Logistics and warehousing**
- **Commercial real estate**
- **Construction**

1. Consulting
current stage

2. Transaction support
sourcing and structuring

3. Partnership with investors
joint project selection

In the long term, establishing our own investment fund will be the result of the company's successful work.

HOW TO START

Send us your project for review

1. Message
to info@finmost.kz or via the website form

2. Meeting
project parameters, objectives, timing

3. Proposal
scope of work, timing, cost

4. Agreement
and a non-disclosure agreement

info@finmost.kz
www.finmost.kz

On the website: project questionnaire, non-disclosure agreement, analytics.

FinMost does not take public money

- Does not take deposits or funds from individuals
- Does not promise or guarantee returns
- Does not pay rewards for bringing in clients or investors
- Payment only for consulting services, under a contract and by bank transfer to the company account
- Financing decisions are made by banks, development institutions and investors

WHAT TO PREPARE FOR THE FIRST MEETING

Financial statements
for the last 2 years and the current period

Project description
the project questionnaire from the website or a short note: purpose, amount, timing

Liabilities and collateral
existing loans, proposed collateral