

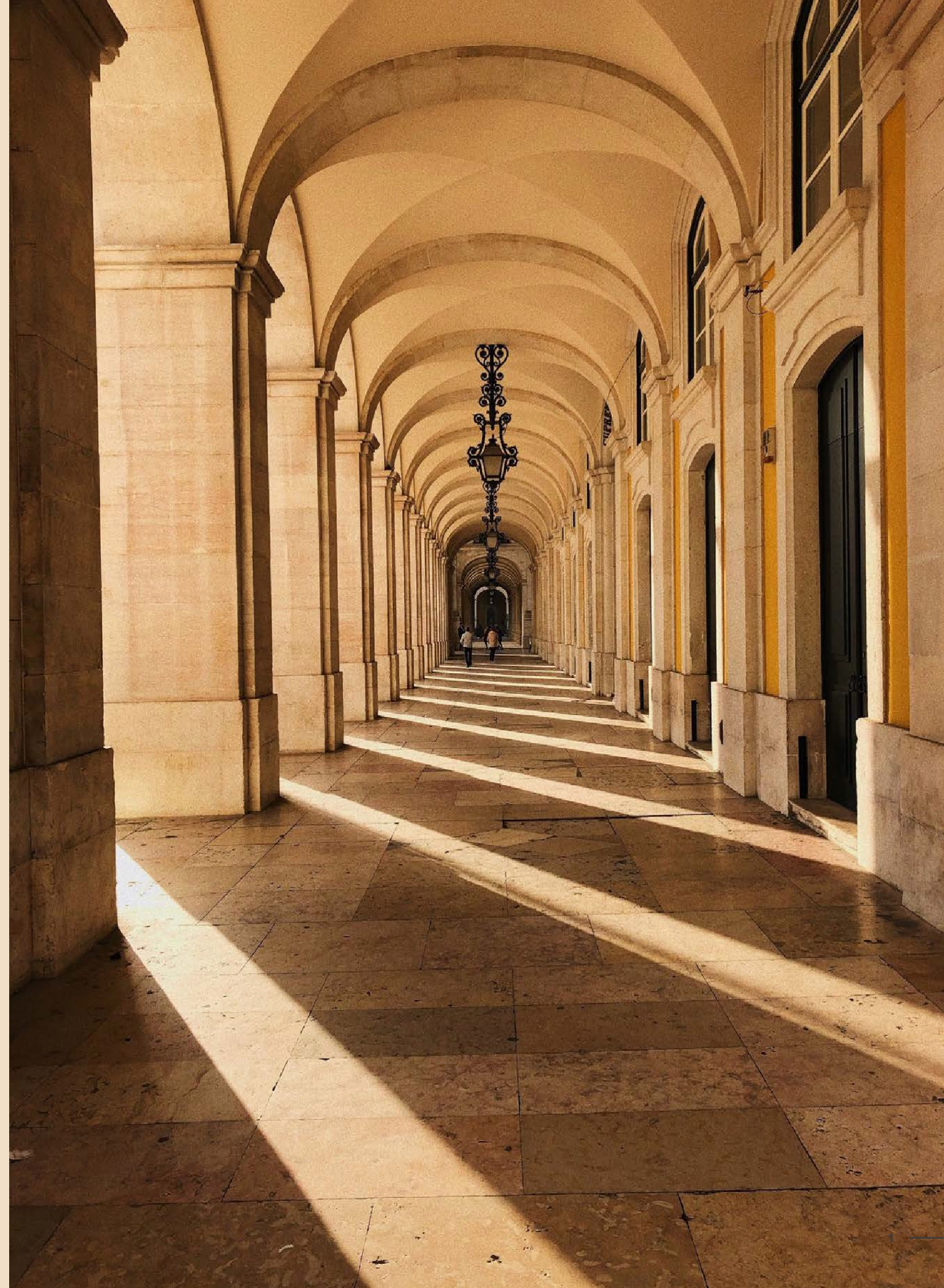
EQTY

CAPITAL

Real Estate Investment has hardly evolved in the last 100 years.

We aim to change that!

IMAGINE YOUR FUTURE





WHY PORTUGAL

Unique Opportunity

Imagine investing into a stable, well-performing European property market in a country known for its safety, affordability and lifestyle as well as an increasingly dynamic economy.

Imagine that **investment** opened up an opportunity to European Citizenship and all the benefits that come with it

LIVING IN PORTUGAL

- Portugal is consistently ranked as one of the top countries in which to invest and live.
- Residency entitles an individual to **work, live and study** in Portugal.
- Benefit from fiscal incentives for new tax residents under the Non-Habitual Residents programme.

PORTUGAL PROPERTY

- Increasingly in demand and similarly undersupplied at the Grade A level.
- Strong market fundamentals, qualities inherent to Portugal.
- Innovative government-backed fiscal and residence incentives contribute to driving the market.
- A growing and progressively dynamic economy, emphasizing the need for quality real estate. **High Demand.**

INVESTMENT OPTIONS

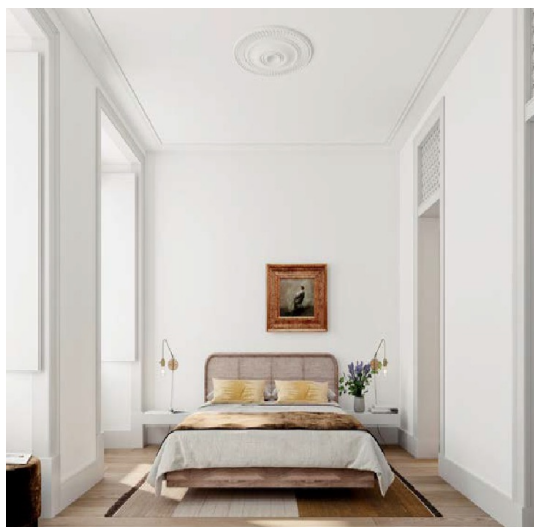
- Investing through a fund offers increased diversification and market access.
- Fiscally more efficient and on average 35% more cost effective than direct ownership.
- Invest in a solid, multi-property focused fund, while simultaneously benefitting from EU residence and possible citizenship with the successful Golden Visa programme.
- The fund is simple yet well regulated, offers diversification within and outside of Portugal and has a clear exit strategy. **Diverse Fund.**

Our Strategy for Success

Real Estate is one of the best wealth creators and a long-term investment class that is not volatile like the stock market. We consolidate carefully selected investments into **diversified property portfolios**, all delivered by developers with proven track records and a strong reputation for delivering excellence. We achieve discounted acquisitions through our bulk-buying strategy and pass these savings directly on to our investors, providing an immediate upside to initial investments.

<h2>1 People</h2> <p><i>Our ability to successfully plan, forecast and execute, hinges on our ability to make well-informed decisions.</i></p> <p>We are a team with long-standing relationships built on professional expertise, trust and shared common values.</p> <p>We pride ourselves on challenging the status quo, our strong partnerships fostered on the back of our track records and our relentless pursuit in delivering on our long-term objectives.</p>	<h2>2 Partnerships</h2> <p><i>Teams partnering with other effective teams, create strategic partnerships.</i></p> <p>Through our trusted network, built up over years, we have created a value-added partnership ecosystem that provides strategically aligned value which our clients ultimately benefit from.</p> <p>These partnerships provide us access to quality opportunities before release to the general market, offering our investors enhanced returns through capital gains.</p>	<h2>3 Strategy</h2> <p><i>Real Estate investment cannot be perfectly planned like an assembly line that is predicable, timely and repeated.</i></p> <p>We are able to de-risk our investments through strategic portfolio management and increase performance through industry expertise, combined with local knowledge and insight from our global team.</p> <p>Achieve significant fiscal investment efficiencies via Private Equity Funds, providing higher returns to investors than direct ownership of real estate.</p>
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 <p>FUND ADVISOR</p>	 <p>AUDITOR</p>	 <p>FUND MANAGER</p>	 <p>LEGAL & TAX</p>	 <p>CUSTODIAN BANK</p>	 <p>REGULATOR</p>
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WHAT WE INVEST IN

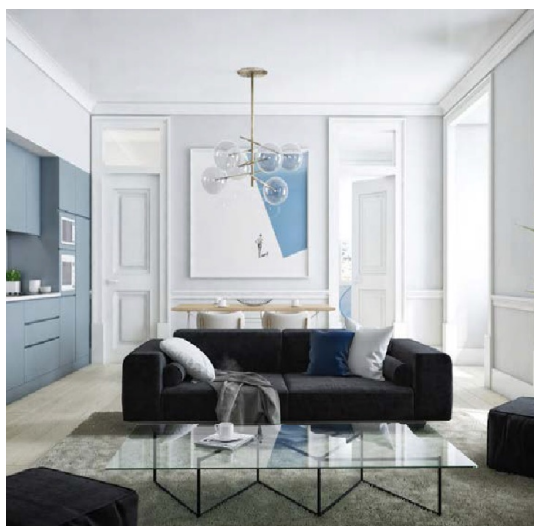
A Select Portfolio

Set up for success and with the investor's best interests at its core:



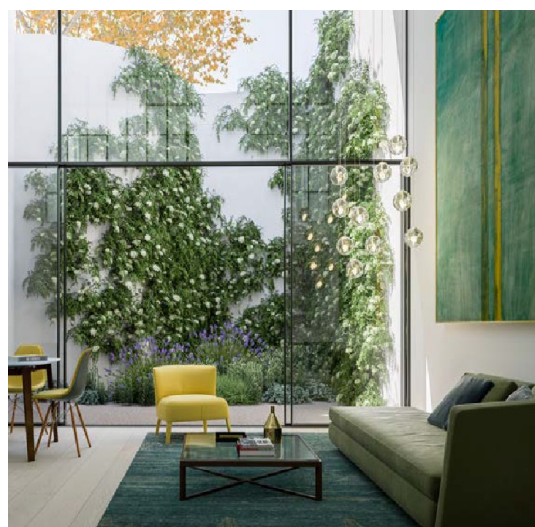
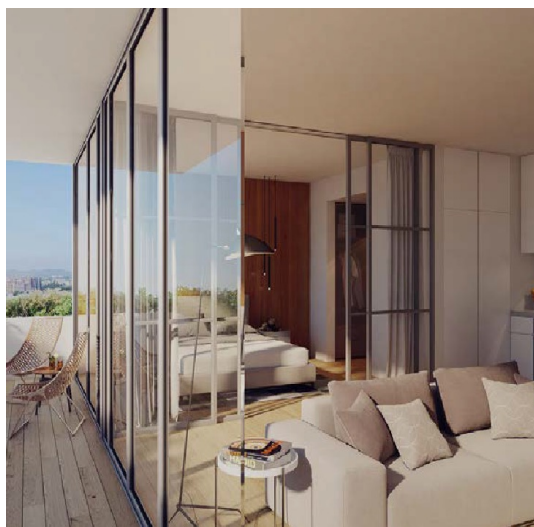
The EQTY CAPITAL FUND provides access to a select and **diverse portfolio of over €4billion** across Portugal.

Being a **platform**, rather than a single developer-focused fund, means we can 'cherry pick' the **preferred units** from the most **desirable projects**, delivered by Portugal's **leading Real Estate Developers**.



The Portuguese market has been performing well and continues to offer attractive investment opportunities in carefully selected assets.

Notwithstanding the positive outlook for the Portuguese property market, investing into Real Estate is a long term strategy, one which requires careful planning and a focus on quality properties that can stand the test of time.



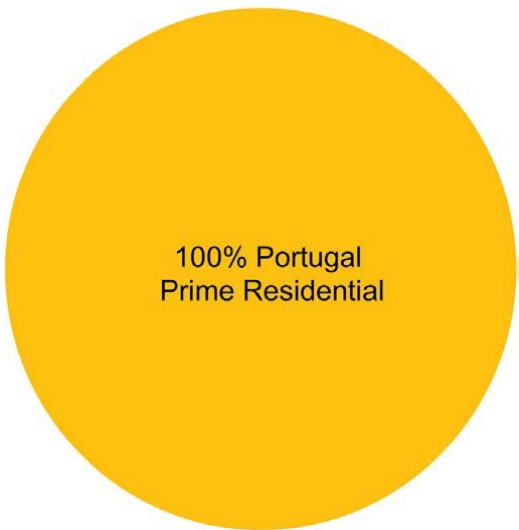
We expect to **exceed** the average returns of the Portuguese Real Estate Market over the next 8 years. While we can't provide you with perfect certainty of the future, its outcome and timing, we are willing to back our educated belief with **co-investment** alongside yours.

WHAT WE INVEST IN

EQTY CAPITAL FUND

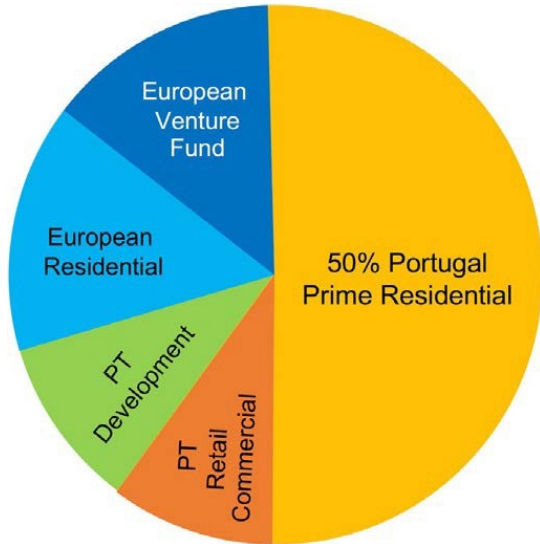
Sub-Fund I Prime Residential

1. Apartments + Villas + Townhouses
2. Portfolio of 1- 4 bedroom units
3. Located in highly sought after areas with yields mostly from long-term tenants
4. Delivered by Portugal's leading Property Developers
5. Off plan units + Refurbishments



Sub-Fund II Balanced Portfolio

1. ± 50% Portugal Prime Residential
2. Retail + Commercial + Education
3. Development Stage Opportunities
4. Residential in European Gateway Cities
5. European Venture Fund anchored by a world-class Sovereign Wealth Fund



PER €100,000 INVESTMENT

- Yield over 7 yrs.: **€20,000**
- Capital Gain: **€30,000**
- Total Gain: **€50,000**
- Capital Returned: **€150,000**
- ROI: **50% & IRR of ± 7%**

Customised Mix

1. Ability to allocate your investment between Fund I and Fund II
2. E.g., An allocation of 50% Prime + 50% Balanced would give you ± 75% Portugal Prime Residential
3. At least a 10% allocation to either fund is required to customise

PER €100,000 INVESTMENT

- Yield over 7 yrs.: **€17,000**
- Capital Gain: **€46,000**
- Total Gain: **€63,000**
- Capital Returned: **€163,000**
- ROI: **63% & IRR of ± 8%**

S U M M A R Y

Fund Fact Sheet

Fund Name	EQTY Capital Fund I, FCR
Type	Fundo de Capital de Risco Closed-End Private Equity Fund Regulated by CMVM
Fund Manager	FundBox SCR
Fund Advisor & Co-Investor	EQTY Capital LDA
Custodian Bank	Banco Invest
Auditor	Deloitte, Portugal
Legal & Tax	CMS
Subscription Period	18 Months
Fund Term	Maximum 8 Years (Including Subscription Period), Initial exits from Year 7
Fund Size	€45 million
Minimum Participation	€100,000 (Equating to 10 Units)
Golden Visa Requirement	€350,000
Subscription Fee	1,5% of Invested Capital (one-off)
Annual Fee	1,5% p.a.
Preferred Return	3% Preferred Return to Investors with Class A Units
Profit Share	Class A (Investors) 80% Class B (Fund Advisor) 18% Class C (Fund Manager) 2%
Sub-Fund 1 EQTY Prime Residential	Assets: Apartments, Villas Townhouses Location: Portugal Target Return: Class A : 50% net Return on Investment (ROI) / 7% IRR
Sub-Fund 2 EQTY Balanced Portfolio	Assets: Residential, hospitality, education, industrial, logistics, retail, commercial or development through acquisition of equity instruments Location: At least 60% invested in Portuguese assets Up to 35% in international assets Up to 15% in global private equity investment funds Target Return: Class A : 63% net Return on Investment (ROI) / 8% IRR
Tax Status (Investors)	0% for Tax Non-Residents 10% for Portugal Tax Residents

While all forecasting is done prudently, there is no guarantee that the target rate of return will be achieved. This is a 'Fundo Capital do Risco' meaning that invested capital is at risk with no guarantees of return. This is a specific requirement to comply with the €350,000 Golden Visa regulations. The current approved fund regulations reflect a 75% / 25% profit share split however this is in the process of being changed to 80% / 20% in favour of Class A Units (Investors).



**Contact us to find out more,
receive our full corporate brochure
or arrange a one-on-one video call.**

We would love to hear from you!

EQTY

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Disclaimer

This is not a solicitation for investment and this document does not constitute an offer or invitation to sell or buy. It does not form part of any contract for the sale or purchase of any investment. The information hereby disclosed is for guidance only and does not constitute financial advice. The Fund price is calculated on a net asset value basis, which is the total value of all assets in the portfolio including any income and expense accruals. Please note that all funds carry some degree of risks which may have an adverse effect on the future value of your investment. Any offering is made only pursuant to the relevant offering document, and the relevant subscription/application forms, all of which must be read in their entirety. No offer to purchase units will be made or accepted prior to receipt by the offeree of these documents, and the completion of all appropriate documentation. Use or rely on this information at your own risk. Independent professional advice should always be sought before making an investment decision as not all investments are suitable for all investors.