

- Confidential In Crowgite American Diversity Capital Turin 2021

EXECUTIVE SUMMARY

Atlanticorp is a Venture Capital Fund regulated by the Portuguese Authority, CMVM, with a goal to reach a Max Cap of €105mm, with a 7 year's duration(2022 TO 2029).

Lynx, the Fund Manager, is one of the leading Portuguese Fund Managers and the Founding Members are among the most credible, reputable and experienced Portuguese real estate developers.

The Fund invests in real estate projects, mostly in Luxury Branded Hotels and Hotels & Residences, on prime locations in Lisbon, Porto and the Algarve.

The Fund will attract individual investors seeking mostly for the Portuguese Golden Visa where some 7,5% IRR is expected (minimum investment of €500 000) as well as larger investors searching for higher returns of expected 13% IRR, when investing more than €5mm on the Fund.

For non Portuguese tax residents, the Fund is 100% free of taxes and free of any maintenance costs.

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FUND 'S PROFIT DISTRIBUTION FOR INDIVIDUAL INVESTORS AND FOR INSTITUCIONAL INVESTORS

The Atlanticorp is targeting both

- Individuals investors

- Institutions

where their goal is to obtain the Golden Visa, the required Investment is €500 000 and the returns on investment are not their priority)

seeking for a real estate portfolio diversification, on a vehicle supervised by a state regulator, prepared for higher investment (more than €5mm) and expecting higher returns, with relevant taxes advantages

OPPORTUNITY FOR DIFFERENT TYPE OF INVESTORS

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- FOR INDIVIDUAL (€500 000)
- LARGER INVESTORS(+€5MM)

Expected net IRR per Project	17,0%
Fund´s running costs	2,0%
Expected Net Fund ´s Profit IRF	R 15,0%



Expected IRR to Individual Investors (€500 000) Expected IRR to larger investors (€5mm) 7,5% (50% of Fund´s IRR/Profit)12,75% (85% of Fund´s IRR/profit)

Note: The Fund Manager & Founding Members will get a 2,25% success fee

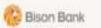


FUND'S TEAM

Experienced team combining a proven track record of fund management, real estate, hotel management, legal & fiscal advisory and corporate finance.

Fund Manager: Lynx Asset Managers, SGOIC, S.A Fund Founders: Luiz Godinho Lopes & Pedro Mendes Leal Depositary Bank: Bison Bank Auditors: BDO Assets Valuation Companies: JLL & CBRE





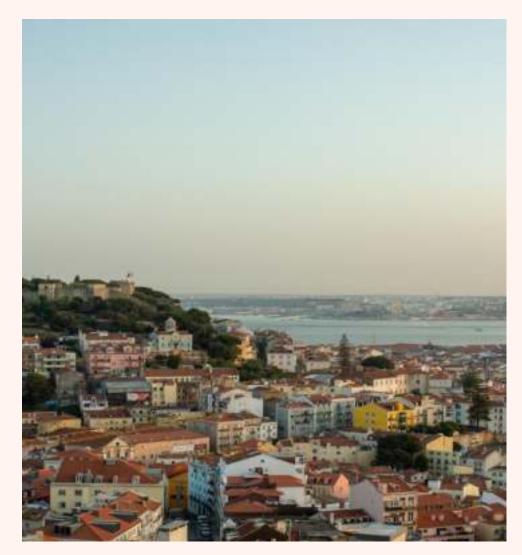
BDO

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FOUNDING MEMBERS

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- The founding members know-how, experience, credibility and contacts will be a **major advantage** to identify and to develop these innovative projects;
- The founding members have a credible and experienced team required to coordinate all relevant matters from the start: identification of opportunities, negotiation of acquisitions, definition of the concept, arrangements with the official authorities, supervision of construction and coordination of sales;
- Founding members already subscribed €2,5 million in class A & B IUs¹.



PROJECTS DEVELOPED BY THE FOUNDING MEMBERS



Estoril Sol Residences 2012

Intercontinental Hotel,Porto



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Hotel Bairro Alto, Lisbon



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INVESTMENT SCOPE

ALL FUND'S ASSETS WILL BE RELATED TO HOTEL & RESIDENCES OR SIMPLY RESIDENTIAL OPERATIONS.

Assets to be acquired will be:

o a hotel with at least 3 500 sqm construction above ground and a minimum of 50 hotel rooms

 a residential operation of a minimum of 7 500 sqm construction above ground;

 in prime locations, preferably with ocean/sea/ river views;

 recognized international luxury brands (for both hotel & residences).

 A reputed and experienced hotel team will be responsible for all hotel operations thus ensuring a minimum return for the fund.

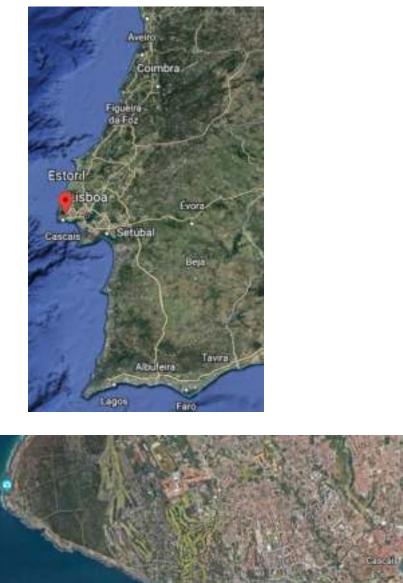
FUND PRINCIPLES

- The Fund manager shall guarantee that prior to any formal acquisition, rigorous and detailed benchmarking, market and construction cost studies will be carried out by leading advisers.
- The Fund manager shall guarantee that all hotel operations are managed by a reputable company in order to outsource operational risks.
- Knowing the importance of the real estate sales on all projects, the Fund manager will involve from the early stages the leading real estate agents & brokers to assist not just in the final sale process but also in the pricing definition before any site acquisition.
- One of the CMVM and Fund's requirements is the obligation to have an approved valuation prior any asset acquisition
- Each hotel operator will pay to the company owning the asset an annual rent which will be the greatest of 60% of the Adjusted Gross Operating Profit (GOP after management fees, FF&E Reserve and condo expenses) or 3% of the asset acquisition value (2% on the first year).
- 6 to 9 months prior to the fund's term, the fund manager will start the selling process of the assets, by entering into an agreement with a reputable broker, experienced in similar transactions.

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ESTORIL EDEN







Location

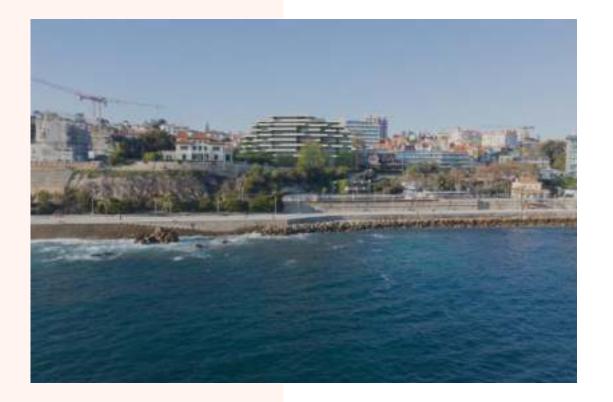
The Estoril Eden Project is located in Estoril, a famous, glamour and trendy beach location, 20 km from Lisbon,

Estoril was famous for his casino (the famous casino Riyal is the Estoril casino, created by Ian Fleming who lived in Estoril during the WWII) and for some royal families who moved to this area after the second World War, such as the Kings of Spain & Italy.

Today Cascais & Estoril are among the most expensive Portuguese locations, mostly due to the wealthy International residents who elected this area as the " area to be".

Cascais is also famous for his beautiful and wild beaches and bay, where important boat races occurs

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Concept

The former 4-star Eden Hotel, a prime located time-share project, built on the 80's, will be requalified and transformed into a Luxury branded Hotel & Residences.

Design by international recognized architects and interior designers such as Philippe Starck, this project will be a land-mark in the region for both quality & unique design.

It is expected the total project will cost a total of €110mm with an expected 16-18% IRR.

Residences should be sold to International clients at a minimum €14 000 per sqm minimum selling price



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The Atlanticorp involvement

As it will happen on the other assets, Atlanticorp Fund will have a minority 35% position on the Eden Hotel Project.

A partnership was concluded with the BTG Brasil, a well known Brazilian bank & developer who decided to be involved on their first European real estate development together with Atlanticorp.

Despite been a minority shareholder , the Atlanticorp will have, as for all projects where the Fund is involved, a leading role on all relevant processes of this project.

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BENEFITS TO FUND'S INVESTORS



MINIMUM INVESTMENT OF €500 000	GOLDEN VISA
AFTER 5 YEARS	PORTUGUESE PASSAPORT
ANNUAL MAINTENANCE & INSURANCE COSTS	FREE
REAL ESTATE TAXES	FREE
PROFIT/ DIVIDENDS	FREE OF TAXES

NET VALUE ON EXIT ... BUYING A FUND VERSUS BUYING A PROPERTY

		PROPERTY	FU	ND	
INITIAL INVESTMENT		€500 000	€5	00 00	00
ACQUISITION TAXES/ FU	ND´S ENTRANCE FEE	€ 32 500	€	100)()
MAINTENANCE/INSURAN	ICE COSTS- 6 YEARS	€ 67 500	€		0
TOTAL OTHER COSTS AF	TER 7 YEARS	€100 000	€	100	00
IF SELLING AFTER 6 YEAR	RS WITH A 50% PROFIT	€750 000	€7	50 00	00
ADD VALUE TAXES		-€ 62 500(25%)	€		0
NET VALUE TO INVESTOR	R ON EXIT	€587 500	€7	49 0(00





