



ATLANTICORP VENTURE
CAPITAL
FUND

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EXECUTIVE SUMMARY

ATLANTICORP VENTURE CAPITAL FUND

Atlanticorp, a Venture Capital Fund, regulated by Portuguese Securities Market Commission ("CMVM"), will invest in Real Estate projects, mostly Hotels, Condo-Hotels and high-quality Residences in prime locations with a €105 million maximum capital with a lifetime period of 7 years.

The first asset is the **Eden Hotel on the Estoril coast with a fantastic sea view. This hotel is currently in operation.** On this site a 12 500 GCA requalification is expected to be made in order to have a smaller 5 star boutique hotel plus luxury residences, both supported by an international hotel brand. It is expected that the Fund will invest approximately €10mm as equity in this asset.

The potential second asset, under negotiation, is a company who owns a site in Gaia facing the city of **Oporto and the river.** Studies and projects are now in progress in order to operate a **5-star condo-hotel**, with a total GCA above 20 000 sqm.

The acquisition of investment units (IUs) by subscribers in a minimum of €500 000 will make them **eligible for a Golden Visa ("GV").**

Investors will enjoy the following **benefits:**

- A targeted 2,5% Annual anticipated dividends + a 50% of the free cash flow at the term of the Fund;
- An expected 6 - 8% consolidated annual return;
- Relevant discount on the booking room price.

Besides all the above-described projects under negotiation, the Fund is searching for other opportunities anticipating any unfortunate disagreement with the existing projects. The same concept of a requalification or development of a top located condo-hotel or luxury residential project will always be the target.



ASSET # 1
ESTORIL EDEN
HOTEL & RESIDENCES

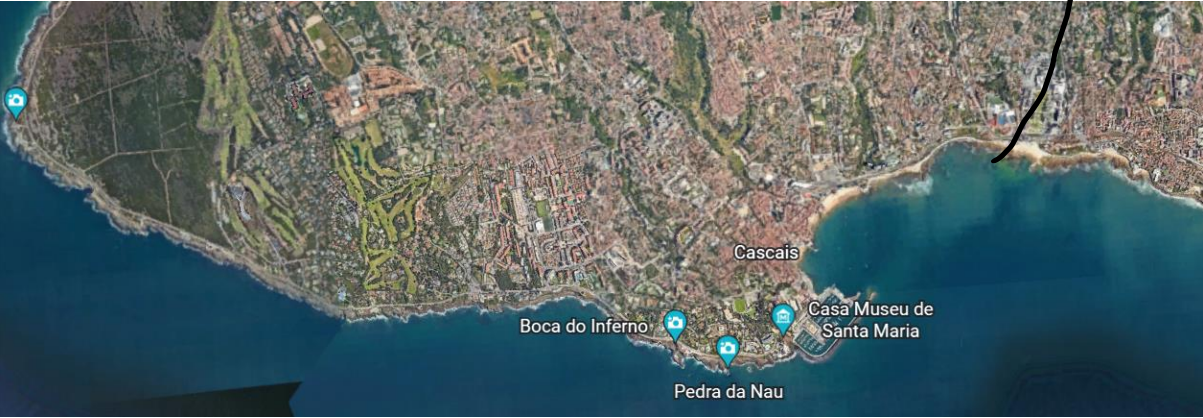


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ASSET # 1 ESTORIL EDEN HOTEL & RESIDENCES



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 Royal 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

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 €15 000 per sqm minimum selling price

The Atlanticcorp involvement



As it will happen on the other assets, Atlanticcorp 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 Atlanticcorp.

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

Main Assumptions

Acquisition Cost per sqm	€ 3 600
Construction Costs sqm / TT construction costs	€ 3 000 / €4 800
Selling price per sqm	€15 000
Room rate / Occupancy Y1 / Y4	€200/60% €212/70%
Bank Interests rate + Yield on sale/Hotel	4% / 10%

Number of floors	Before/ New Project	13 / 10
Total GCA above ground	Before / New Project	13 000 / 12 500
# Hotel Rooms / GCA / Net CA, sqm		40 / 4 000 / 1 800
# Residences / GCA / Net CA, sqm		30 / 9 000/ 7 500
Balconies saleable Area, sqm		3 200



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Acquisition Costs € 45 000 000
Projects & Construction Costs € 70 000 000
Interests € 5 000 000
Total Development Costs €120 000 000

IRR 17%
MOE 2,0
Total Equity € 25 000 000
Max Bank Debt € 80 000 000
Total Expected Pre-sales € 48 000 000

Total Net sales €130 000 000
4 Years Hotel Operation Income € 1 500 000
Sale to Investor € 8 000 000
Total Income €140 000 000



Project # 1-Timings

Hotel/Residences Brand negotiation conclusion	March	2023
Project approvals at Municipality	July	2023
Start Construction	Sept	2023
Start Residences Pre-sales	Oct	2023
Construction Conclusion	March	2026
Hotel Start to operate	April	2026
Conclusion Residences Sales/Deeds	July	2026





Info and Contact

