

■ ANIMA FUND



Investment in Retail Franchise Projects in Portugal

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€15M INITIAL TARGET CAPITAL

7% ESTIMATED IRR (AT EXIT)

8 YEARS (FUND TERM)

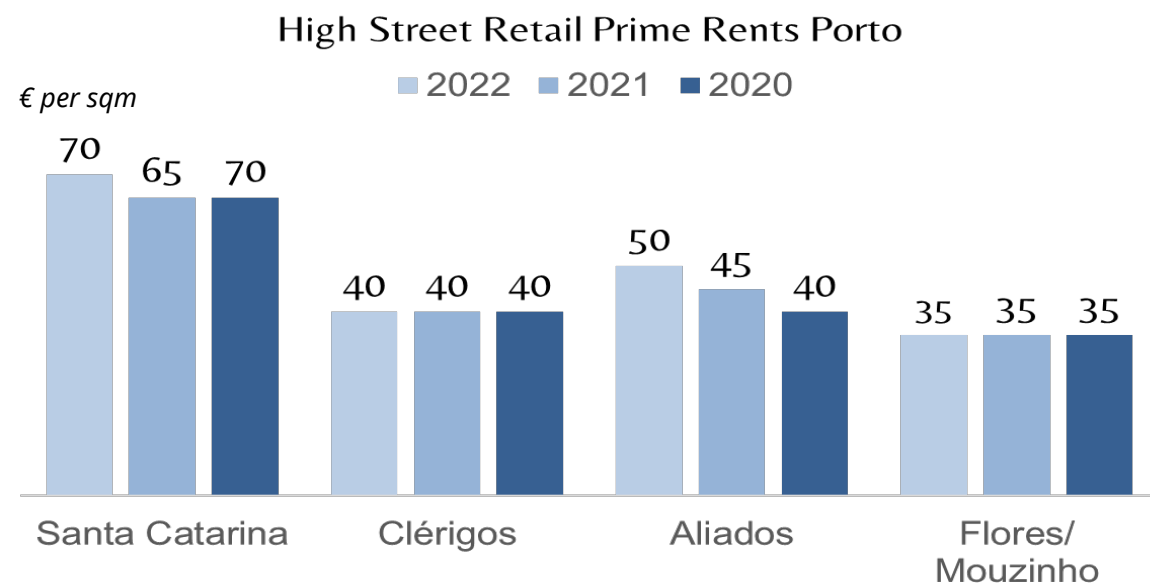
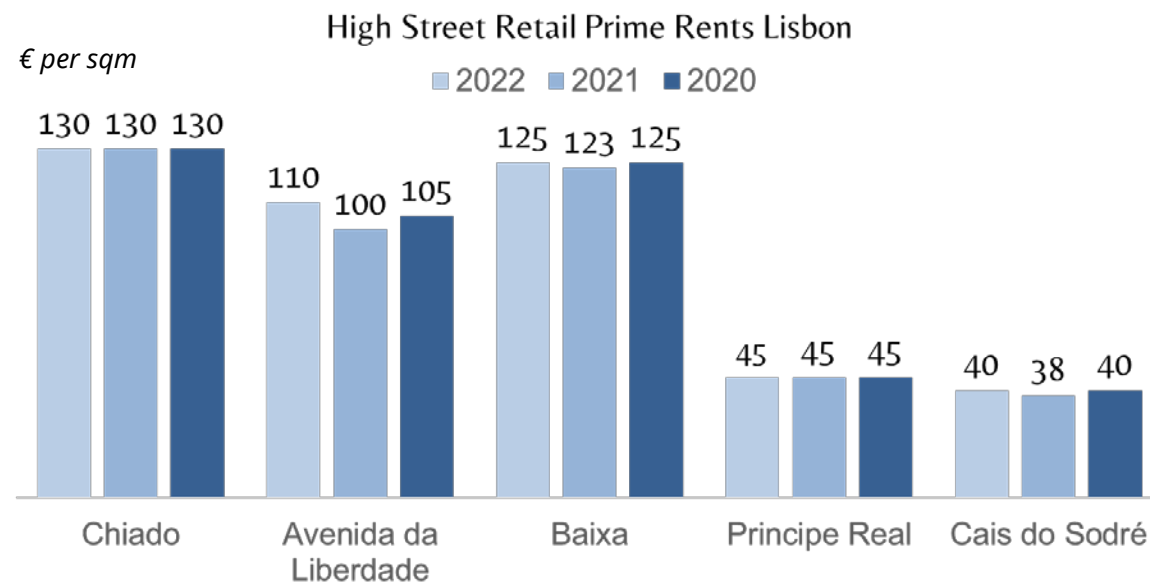
The Management Company of Workplace Fund is Above Capital – SCR, S.A. registered with the Portuguese Securities Market Commission (CMVM) with number 180696.

The Founding Partners and Management Team have relevant experience in Asset Management, Investment Banking, Real Estate and Corporate Finance having structured and managed several Investment Funds, Real Estate developments and Financial Products.

The Fund is **registered with CMVM**, with number 1924.

The Fund is **eligible for the Portuguese ARI Program (Golden Visa)**, with the expectation of distributing annual dividends after 3 years.

INVEST IN PORTUGAL



Anima is a Venture Capital Investment Fund focused on food and services retail franchises of consolidated touristic oriented brands.

Prime Rents have remained at similar levels as before the pandemic, with some minor adjustments, showing the resilience of the sector.

Prime yields in Portugal are still at a considerable premium when compared with other major European cities, usually at c.3%. Therefore, it's expected that yields should compress even further in the medium to long term.

INVESTMENT PIPELINE

INVESTMENT PIPELINE – Pending the completion of the necessary Due Dilligence and investment agreement, **the Fund will be the exclusive partner of *Gelados de Portugal***.

“Gelados de Portugal” is an ice cream brand created by Fabridoce that promotes genuinely Portuguese flavors. Since 2013, they have been developing genuine flavors without adding artificial colors and preservatives, using ingredients of national origin almost exclusively. To develop genuine flavors, they established a close relationship with local producers.

Anima aims to replicate the partnership made with *“Gelados de Portugal”* with other promising brands.



FUND TERM SHEET

FUND INITIAL TARGET € 15,000,000 (Fifteen Million euros)

DURATION	8 Years.
INVESTMENT PERIOD	6 Years.
MINIMUM INVESTMENT	50,000€ (500,000€ for Golden Visa).
PARTICIPATION SHARES	Class A: to be subscribed by Fund partners; Class B: to be subscribed by qualified and professional investors.
MANAGEMENT FEE	60,000€ minimum fee; plus 0.45% of Fund Value between 10-20M€ and 0.40% of the Fund Value over 20M€; (Annual management fees). No carried interest or performance fee will be charged.
CUSTODIAN FEE	0.05% (Annual) with a 5,000€/year minimum.
SETUP FEE	5% of the Fund paid-up capital.
INCOME DISTRIBUTION	The Fund plans to distribute an annual dividend of 3.5% starting on the 3rd year.

FUND MANAGER



FUND AUDITOR



CUSTODIAN BANK



REGULATOR



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