

EXPAND FUND



Investment in Business opportunities in Portugal

EXPAND FUND

€15M INITIAL CAPITAL

5% 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 at CMVM**, with number 1927.

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

INVEST IN PORTUGAL

The Fund intends to invest in **Aquaculture projects**, in a **Culinary Art's Academy** (with an international partner), and in **Tech Startups**, mainly in the fields of **Artificial Intelligence, Fintech and Cybersecurity**.

Portugal is currently one of the top destinations for startups, its rich culture, developed infrastructure, sustainable transport options and world-class tech talent has been attracting young entrepreneurs from all over the world.



1ST EUROPE'S LEADING DESTINATION

(World Travel Awards 2020, 2019, 2018)

1ST BEST COUNTRY FOR EXPATS IN EUROPE

(Expat Insider 2022)

There is a growing demand for **organic farmed fish**, mainly through **aquaculture projects that preserve the natural growing** process while maintaining the quality of life and well-being of farmed fish.

As one of the safest countries in the world, Portugal is the perfect location in Europe to create an **international Culinary Art's School**.

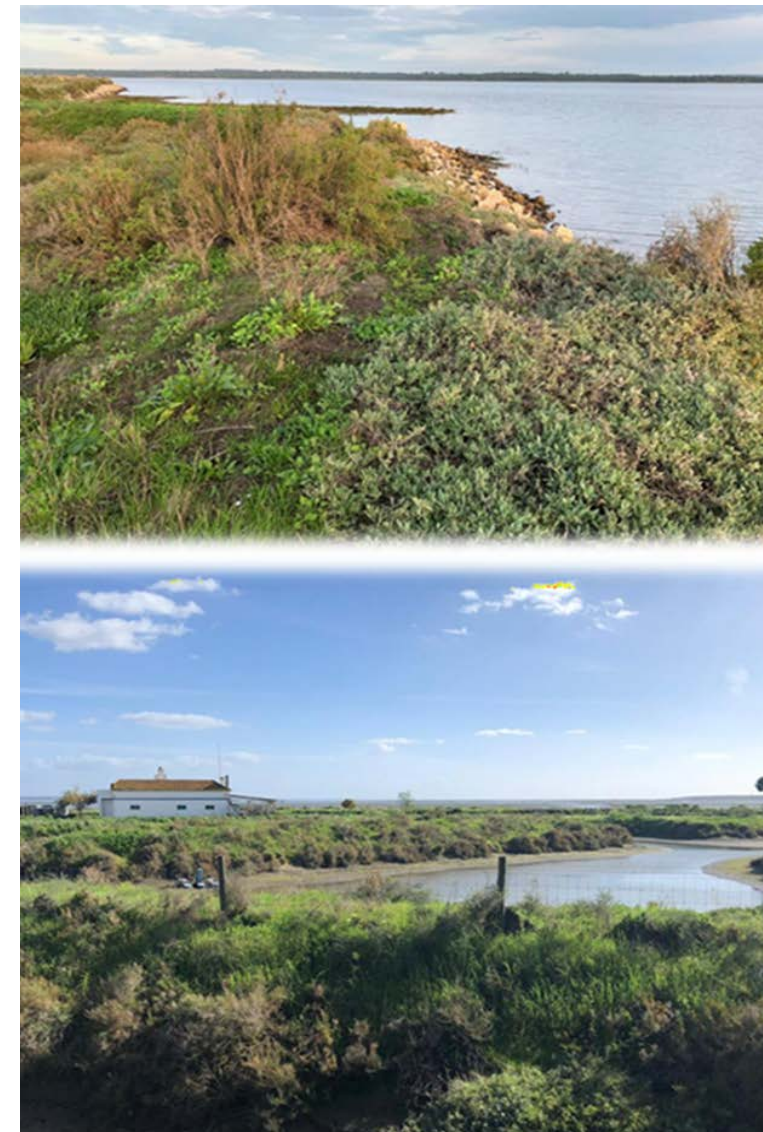
■ INVESTMENT PIPELINE

INVESTMENT PIPELINE - Pending the completion of the necessary Due Dilligence and investment agreement, Above Capital has already identified a first **Organic Aquaculture project**.

AQUACULTURE SADO PROJECT – This Eco-Native project will be developed in the region of the Sado Estuary Natural Reserve in the Setúbal region. This location allows the use of marine water from the Sado Estuary and easy access to main transport routes.

The already operating company has an **issued license for the development of approximately 32 hectares of aquaculture fields**, with infrastructure and available equipment.

The project will implement growing technology, developed in Israel, that simulates the **natural marine chain food, with zero usage of artificial food, while also using sustainable methods** that have very low energy consumption.



FUND TERM SHEET

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

DURATION	8 Years.
INVESTMENT PERIOD	5 years and 6 months.
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 0.75% of Fund Value between €10-20 Million; plus 0.65% of the Fund Value over €20 Million; (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	4% of the Fund paid-up capital.
INCOME DISTRIBUTION	The Fund plans to distribute an annual dividend after the first 3 years.

FUND MANAGER



FUND AUDITOR



CUSTODIAN BANK



REGULATOR



COMISSÃO DO MERCADO
DE VALORES MOBILIÁRIOS

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