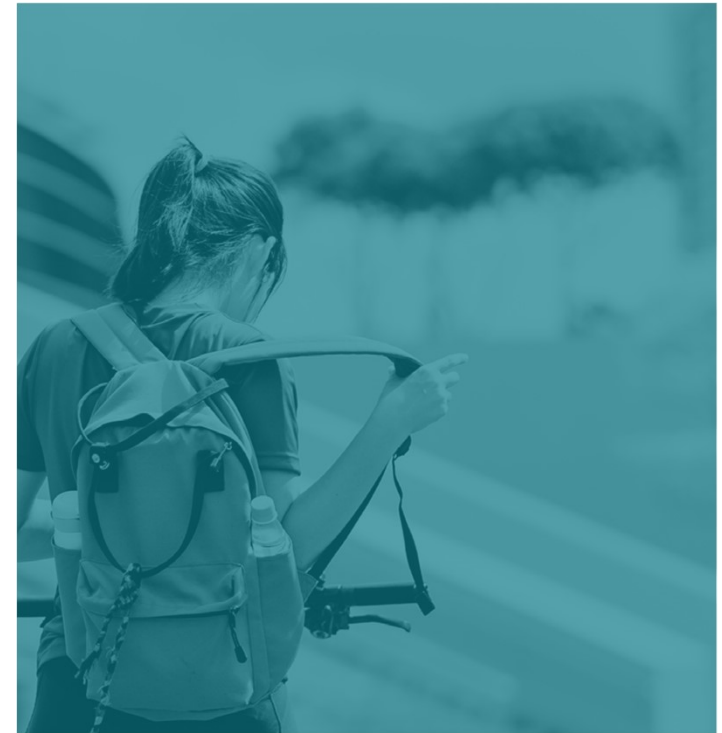


TEASER



PORTUGUESE STUDENT LIVING FUND

Investment opportunity
in the Portuguese Student
Living Sector



QUALIFIED FOR
GOLDEN VISA

PORTUGUESE STUDENT LIVING FUND

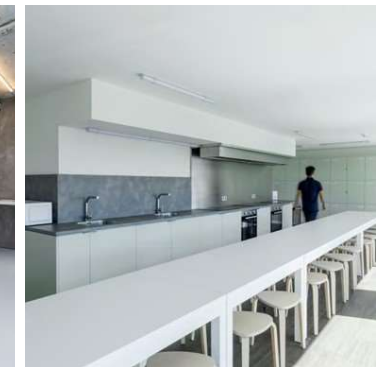
€50M TARGET CAPITAL

9% ESTIMATED IRR (AT EXIT)

8 YEARS (FUND TERM)

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

Portuguese Student Living is registered with the CMVM with number 1929



The Student Living sector has been growing in Portugal. However, growing demand and consistent rental growth has created an enormous development potential.

The Fund is **eligible for the Portuguese Golden Visa** Program, one of **Europe's most successful residency-by-investment program.**

STUDENT LIVING INVESTMENT PIPELINE



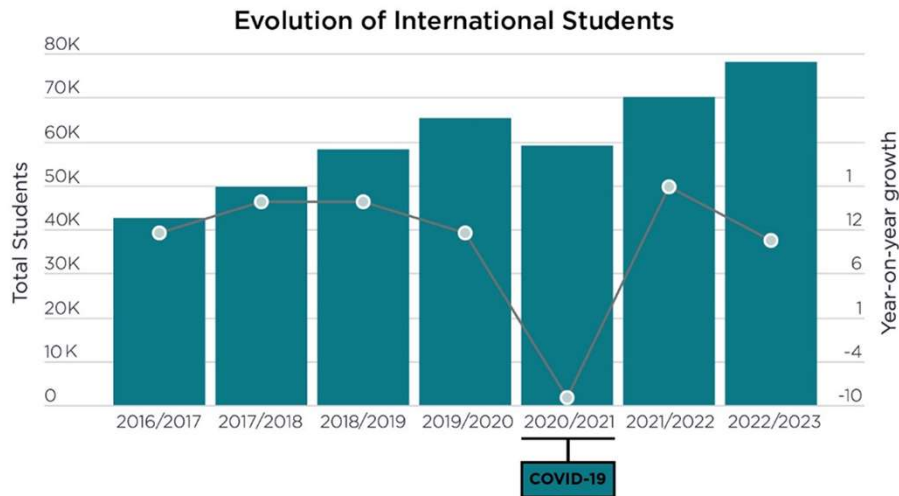
STUDYUO PORTO – OPENED IN SEPTEMBER 2021

INVESTMENT PIPELINE - STUDYUO Student Living is an established project which, upon completion of the necessary Due Dilligence and investment agreement, will be the first investment of Portuguese Student Living. This will allow the Fund to make its first investment in a dynamic and expanding project with an assured future pipeline of Student Living projects.

STUDYUO EXPANSION PLAN – The first Residence in Porto, that opened in 2021, is currently being expanded to 502 bedrooms (opening in 2025) with 3 other residences projected to open in Lisbon, Coimbra and Aveiro **targeting 1.500 beds by 2026.**

STUDYUO – The shareholders of Studyou are experienced companies with a proven track record in areas such as Student Living, Real Estate, Architecture, Engineering and Finance.

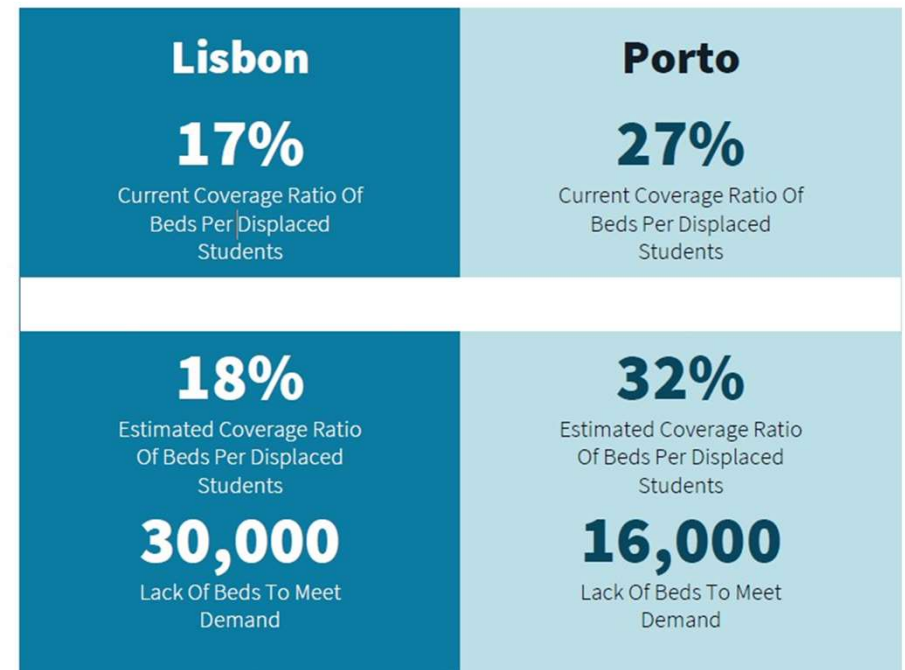
STUDENT LIVING MARKET OVERVIEW



Source: Savillis Research analyzing DGEEC

The **increase of international students** has seen a steady rate of growth.

If in 2010/2011 this number was slightly more than 22,000 students, the figures for the academic year of 2022/2023 show 78,113 international students, **an increase of 253%**.



Source: JLL – Student Housing Portugal 2023

Just in **Lisbon and Porto there is a need for 46,000 beds**, with only 7,800 beds currently projected by 2026.

Other cities like Coimbra, Braga and Aveiro face the same big shortage on supply.

FUND TERM SHEET

FUND TARGET **€ 50,000,000 (Fifty Million euros)**

DURATION	8 Years.
INVESTMENT PERIOD	6 Years.
MINIMUM INVESTMENT	50,000€ (500,000€ for Golden Visa).
PARTICIPATION SHARES	Professional and Qualified Investors.
MANAGEMENT FEE	60,000€ minimum fee; plus 0.35% of Fund Value between €15M and €35M; plus 0.30% of Fund Value over €35M; (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.

FUND MANAGER



FUND AUDITOR



CUSTODIAN BANK



REGULATOR




COMISSÃO DO MERCADO DE VALORES MOBILIÁRIOS

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