

WORKPLACE FUND



Investment opportunity in the Portuguese Office and Tourism Sectors



ELIGIBLE FOR
GOLDEN VISA

■ WORKPLACE FUND

€15M INITIAL 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 1902.

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

INVEST IN PORTUGAL

Many companies have changed their post-pandemic work model and adapted their offices to a new reality.

More and more companies have the need to search for **hybrid office solutions, a combination of remote and in-office working.** In this hybrid workspace, some employees are required to work from the office, while others can choose to work remotely.



5TH MOST POPULAR SUN DESTINATION

(The wealth report 2022)

4TH BEST COUNTRY TO RETIRE TO

(2022 Annual Global Retirement Index)

In 2022, the tourism sector approached the record set in 2019 (pre-covid 19) in the main indicators, overnight stays (just -0.9%) and guests (-2.3%), **while revenues increased significantly (+15.4%).**

In this context **total tourism revenues reached 21.1 billion euros in 2022**, according to data from the Bank of Portugal, an amount 109.7% higher than in 2021.

■ INVESTMENT PIPELINE

INVESTMENT PIPELINE – Pending the completion of the necessary Due Dilligence and investment agreements, Above Capital has already identified several projects, for example in the Algarve, to be the first investments of the Workplace Fund in the Tourism and rehabilitation sectors.

INVESTMENT POLICY – The Fund can invest in companies that have investments in the areas of office spaces, mainly coworking, urban rehabilitation, tourism, logistics, retail, shopping centers, sports facilities, health and well-being and companies that provide services related to these areas.

Investing in Algarve

Great for living and investing



ALVOR PROJECT

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 over €15 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	5% 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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