



PORTUGAL PRIME

HOSPITALITY FUND

Agenda

1

Portugal GV

The most sought-after GV in the EU

2

Portugal Prime

Investing in the thriving Portuguese tourism

3

Process

Fast Track investment and application



Portugal GV is the top-choice in the EU



EU Citizenship

In 5-6 years



Low Stay

Average 1 week per year



Passport Power

Visa-free access to 190 countries



Stability

Safe and highly reputable





Citizenship is a far superior option



Residency

- ✗ Limited travel rights (90 days in other EU countries)
- ✗ Need visas/permits to live/work in other EU country
- ✗ Subject to permit renewals and policy changes
- ✗ Limited access to social benefits and services
- ✗ Residency can be revoked under certain conditions

Citizenship

- ✓ **Full freedom of movement** throughout all EU
- ✓ **Permanent right** to live, work, and study in the EU
- ✓ **No residency requirements** after citizenship is granted
- ✓ **Full access** to healthcare, education, etc.
- ✓ **Passes to future generations** through descent

After 5 years of Golden Visa residency, you can apply for Portuguese citizenship, unlocking all the superior benefits and permanent rights as a EU citizen

Discover Portugal

Portugal is a global destination of choice, named "Best European Country to Live" by Forbes



Perfect Climate

300+ days of sunshine yearly with mild winters



Rich Cultural Heritage

Centuries of history through UNESCO World Heritage sites



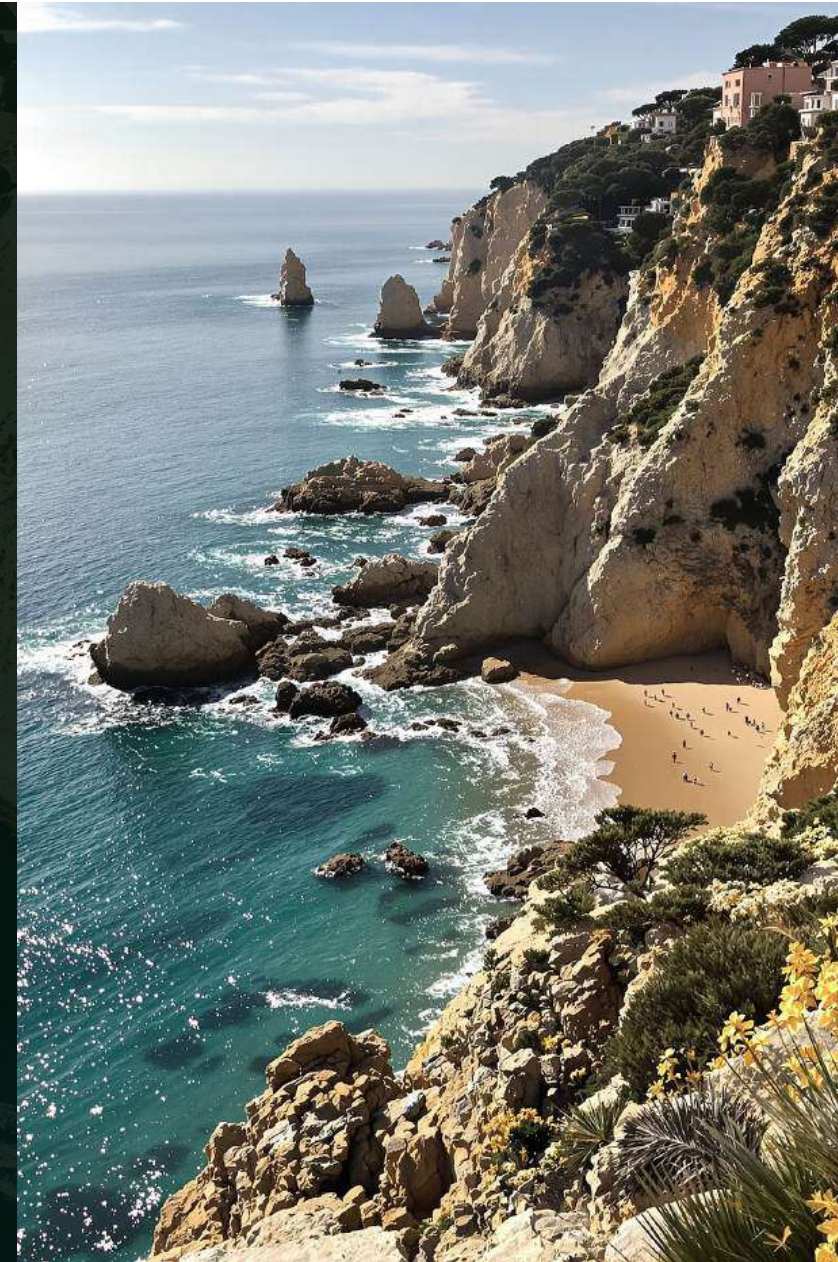
Economic Opportunities

Growing economy and thriving tourism



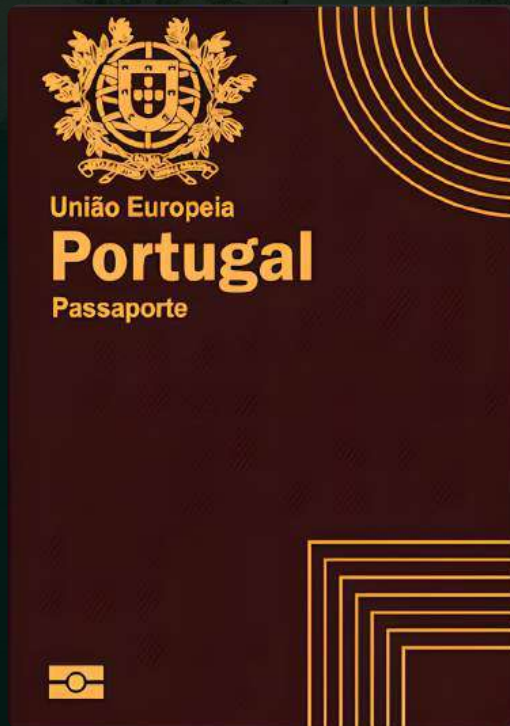
High Quality of Life

Among the safest and most stable countries in the world





Portugal GV is highly sought-after



- Unlike Greece's and Hungary's GV, which only provide temporary residency, Portugal's GV provides a path to a EU passport
- Following a recent change in the law, citizenship can be obtained five years after submitting the online application
- Portuguese passport ranks among the world's strongest, with visa-free access to 190 countries worldwide

Non-EU investors are securing their EU passports now, before the program changes or is terminated



Passport can be obtained in 5 years

Timeline



GV fees

Application	€605.10
Approval	€6,045.20
Renewal	€3,023.20 × 2
Total	€12,696.70

Requirements

1. Submit application and pay fees
2. Make the biometrics appointment
3. Spend 2 weeks every 2 years in Portugal
4. Renew residency permit
5. Pass language test or enroll in school
6. Maintain investment until citizenship



Funds are the most viable GV option



Property

Purchase of €500k



Rehabilitation

Investment of €350k



Capital

Transfer of €1.5m



Donation

Transfer of €250k



Jobs

Creation of at least 10 jobs



Fund

Investment of €500k

Fund investments offer simplicity, lower transaction costs, and compliance

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Tourism is booming...

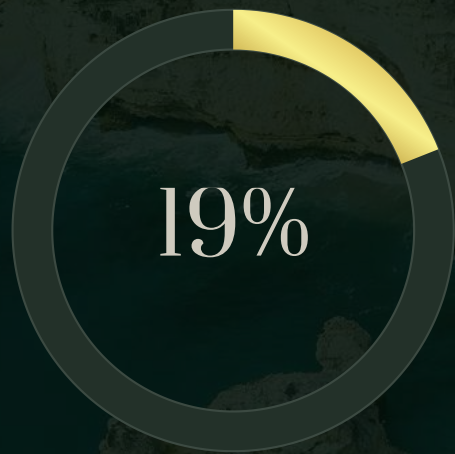


Portugal won the *Best Tourist Destination in Europe* in World Travel Awards for the sixth year in a row and Algarve won *Best Beach Destination in Europe*

In 2023, more than 31 million tourists traveled to Portugal, an increase of 21% compared to 2022



...and is a key sector



Tourism

Share of GDP

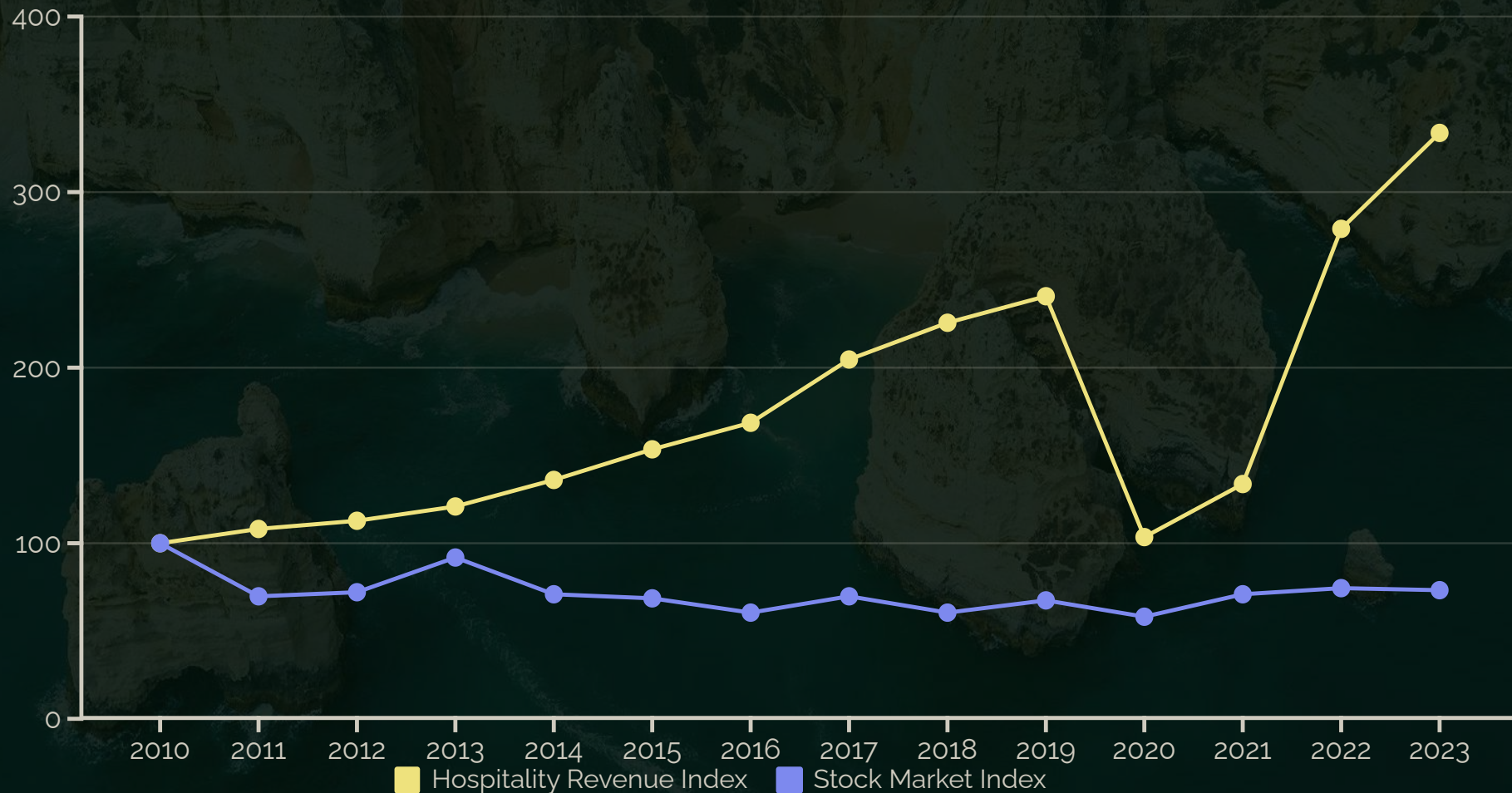
Tourism accounts for **19% of Portugal's GDP**, according to World Travel & Tourism Council (WTTC), ranking it 5th globally for its economic contribution. Portugal is renowned for its rich cultural heritage, beautiful landscapes, and favorable climate, while being one of the safest countries in the world.

The Portuguese Government launched the *Tourism Strategy 2035* that includes even more investments in infrastructure and marketing





Hospitality outperforms stock market



The hospitality sector in Portugal has shown consistent growth and rebounded quickly after COVID-19. In contrast, the stock market (PSI-20) has been on a decline over the last decade.



Hospitality is resilient

✓ Hospitality

↑ Growth of 3.3x since 2010

Tourism demand in Portugal has grown steadily. Hospitality benefits from global travel trends and provides consistent and predictable returns.

- Resilient sector with consistent growth
- Quick rebound after global events
- Driven by international demand

✗ Stock Market

↓ Loss of 27% since 2010

Portugal's stock market is small, with few listed companies and small market capitalization. The stock market is volatile and vulnerable to downturns.

- Fluctuating poor performance
- Slow rebound after global events
- Dependent on weak local market

Since 2010, the hospitality sector has delivered consistently strong returns, with only a brief interruption during COVID-19, followed by a swift recovery. It has clearly outperformed the stock, which has declined during this period.



Portugal Prime invests in tourism



GV-eligible hospitality fund designed to preserve capital while providing solid returns

- ✓ Low risk hospitality investment fund
- ✓ Fully aligned with GV regulations
- ✓ Investment in thriving tourism sector
- ✓ Experienced leadership team



We develop, run, and sell hotel businesses

1



Structuring

Operator secures 30–50 year development & usage rights

2



Development

Operator designs, builds, and prepares hotel for launch

3



Operation

Hotel generates revenue from rooms, F&B, and events

4



Exit

Fund benefits from appreciation through operator equity

Portugal Prime Fund invests in hospitality operators, generating income from tourism operations — such as rooms, F&B, and events — and capital gains on the business appreciation.

Returns come from tourism



Revenue

Hotel operations



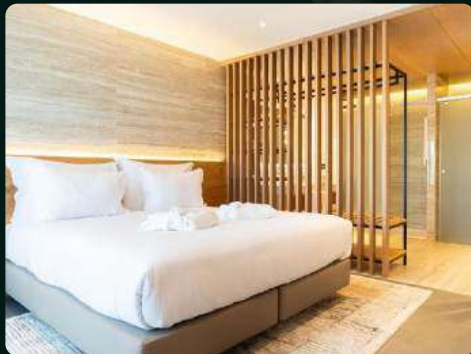
Capital gains

Tourism exits

We generate returns from operating income and capital appreciation in the tourism sector — no direct or indirect real estate investment



Units in operation



We operate hotels in prime locations across Portugal, where demand is strong, providing a solid foundation for long-term growth and profitability

Units in construction



We power tourism from the ground up — by developing and operating exceptional hospitality experiences



Project ① Marina Apart-hotel



Site

Waterfront, first-row to the marina

Nature

Next to natural reserve (Ria Formosa)

Tourism

Popular and growing destination

Units

310 apart-hotel units

Floor Area

44,000 m² of combined area

Facilities

Pool, restaurant, wellness, events





Project ② Beachfront Hotel



Site

Beachfront first-row in urban area

Nature

Adjacent to protected beach reserve

Tourism

Popular and growing destination

Rooms

172 rooms + 10 suites

Floor Area

12,700 m² in 8 floors

Facilities

Pool, restaurant, bar, spa, gym, events



There are two options

Portugal Prime Fund offers two investment options:

1. **Capital Preservation:** For investors prioritizing security, this option provides a fixed 2% annual return with an exit upon citizenship.
2. **Upside Participation:** For investors seeking higher returns, this option targets a 10% annual return with an exit upon maturity.

Capital Preservation

2% fixed annual return

Exit upon citizenship

OR

Upside Participation

10% target IRR

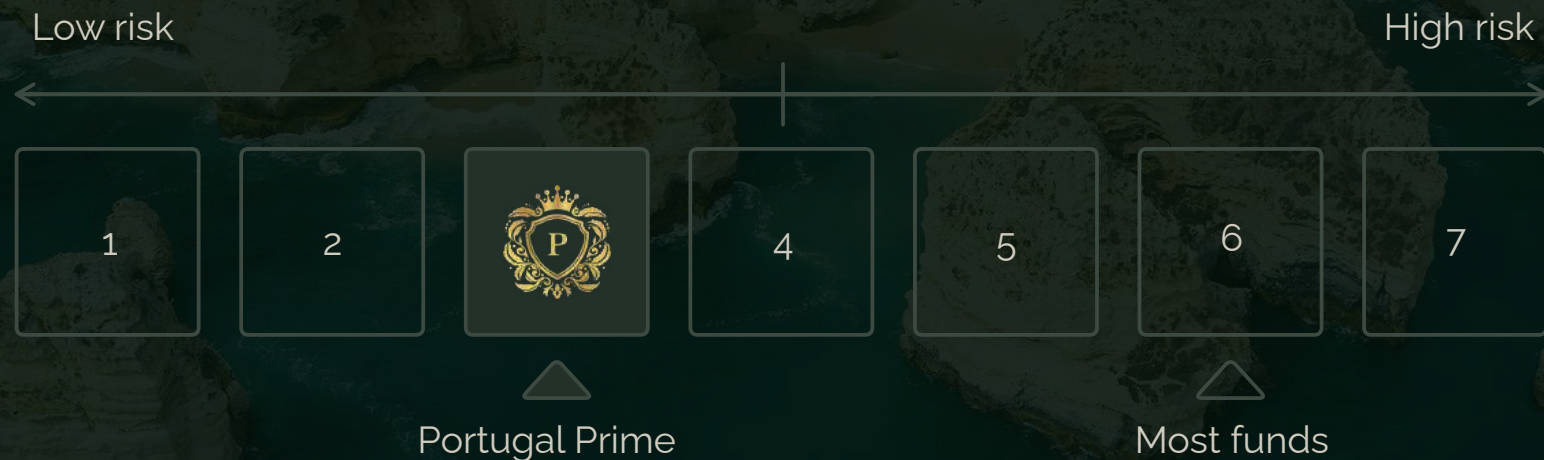
Exit upon maturity





We provide a low risk investment

The risk indicator is a standardized metric used in European markets to convey the level of risk:



Portugal Prime offers a low risk indicator of 3, unlike most funds that carry risk levels of 6

- Investment in tourism sector, which has consistent growth and predictable cash flows
- The investment is done against project appraisals of the operator business prospects and assets

Experienced manager

Biz capital is an experienced fund manager with over 20 years of experience in managing institutional funds, with a portfolio of pension funds, private equity, venture capital, and open funds.

BIZ
Capital

Biz Europa PPR/OICVM FIA was distinguished as the top-performing retirement fund in Portugal in 2023

13.1%

Biz Europa Bull •
2023

11.6%

Biz Europa PPR •
2023

5.8%

Biz Europa Bear •
2023





We have the lowest fees in the market

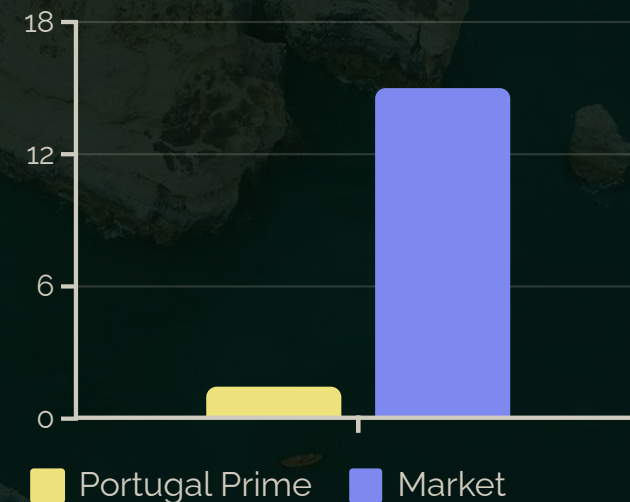
Fees

We don't charge a subscription fee, and our management fee is the lowest in the market at just 0.20% — only 1/10th of the typical 2% charged by most funds. We only earn when our fund performs, receiving 25% of the profits generated above a 5% annual hurdle rate.

	Ours	Market
Subscription	0%	1.5%
Management	0.20%	2.0%
Performance	25%	—
Hurdle rate	5%	—

Cumulative

Over a 7-year period, the average cumulative fees for a typical fund can reach around 15%. In contrast, we charge significantly lower total fees, just 1.40% ($0.20\% \times 7$) over the same period, as we focus on performance-based incentives, ensuring more value to investors.



We have an experienced team



Armando Nunes

Fund Management



Filipe Leal

Civil Engineering



Peter Pedersen

Hotel Operations



Mathilde Jakobsen

Marketing & Sales



Nadia Lassen

Interior Design



Patrícia Inácio

Legal Support

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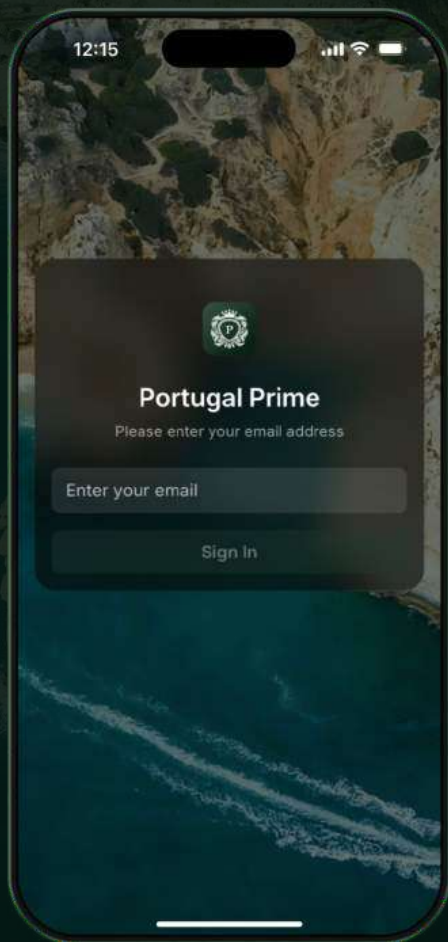




The process takes around 4 weeks



We provide a seamless experience



Portugal Prime Platform

1. Investors have a one-stop-shop for all documents, fund reports, payments receipts, and audited financials
2. The platform provides a streamlined and fast GV application process, including all the necessary fund documentation
3. No need to open a Portuguese bank account, as our depository bank provides the required bank statements
4. U.S. investors can easily access the PFIC Annual Information Statement to elect the QEF option directly on the platform
5. As an exclusive perk, investors can book a 7-day stay each year at one of our hotels through the platform

Our Portugal Prime Investor Platform provides investors with a fast-track GV application process and an easy-to-use interface to manage their investment, offering real-time access to information

Fund Factsheet



Fund Name	Portugal Prime FCR
Type	Closed-End Private Equity Fund regulated by CMVM
Fund Manager	Biz Capital SGOIC
Custodian	Bison Bank
Auditor	BDO & Associados
Subscription Period	24 months
Fund Term	8 years
Fund Size	€100 million
Minimum Participation	€100,000
Subscription Fee	0%
Management Fee	0.20%
Performance fee	25% of returns above a 5% hurdle (after ensuring a 5% annual return to investors)
IRR	Fixed 2% (capital preservation) or expected 10% (equity upside)
Risk Indicator	■ ■ ■ □ □ □ □ (3 out of 7)