



Growth Fund

Investors Presentation

RIVERVIEW
CAPITAL

GREENONE
CAPITAL



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The Investment



The Investment

Overview

The Fund

Green One Capital is a venture capital firm, operating in Portugal and licensed in CMVM under the n. 137415.

Green One Capital launched the Optime Growth Fund (register in CMVM under the nº 1618), a fund that mainly invests in companies operating in the Portuguese real estate and hospitality sectors, partnering with Riverview Capital as Fund Promotor.

The fund was created to face the demand from investors for high quality projects developed in alliance with internationally recognized brands in the residential and hospitality sectors.

This is an opportunity for investors aiming to obtain citizenship through a faster, simpler, professionally managed and diversified alternative, with an attractive target return.

Key Points

€100M

Maximum Fund Size

8 years

Fund Term

4 to 6

Target Projects

7%

Target Return ¹

5%

Yearly Target Distribution ²

(1) 5% annual coupon starting year 3 of investment + Potential Upside Return at fund maturity;
(2) Starting in year 3.

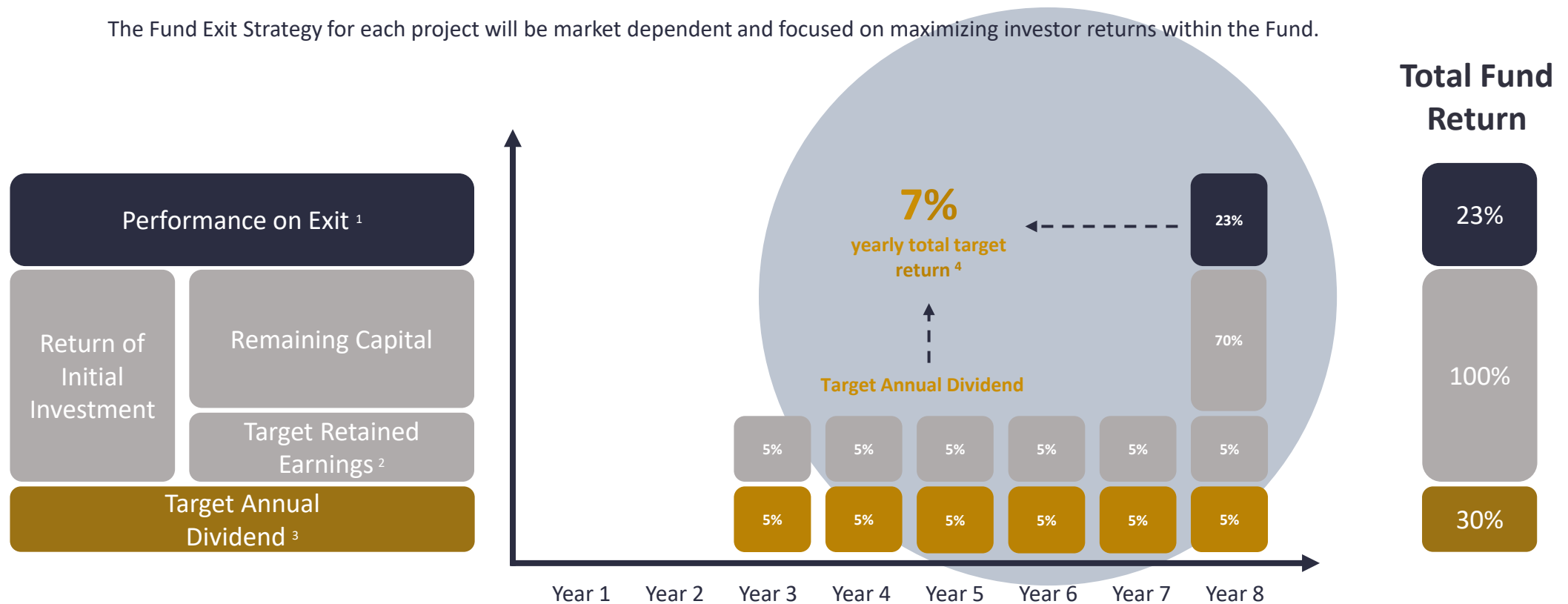


The Investment

Overview

The Fund principles are based on annual investor distributions with **retention of additional earnings to secure the repayment of investors initial investment**. In addition, Fund investors participate in **30% performance** of the underlying asset **on exit of each investment**.

The Fund Exit Strategy for each project will be market dependent and focused on maximizing investor returns within the Fund.



(1) Performance on exit based on 30% performance related profit participation at fund maturity.
(2) 5% annual retention fund from earnings, held in Fund escrow account. Starting year 3 of investment.
(3) 5% annual coupon starting year 3 of investment.
(4) Expected target return based on future forecast.



The Investment

Investment Comparison

Investing in Growth Fund is the most efficient and affordable investment when compared with investing in real estate.

10%

less initial capital required
(investment + upfront capital)

4x

higher return on investment

	Growth Fund	Property
Initial Investment	€500,000	€500,000
IMT (Title Transfer Fees)	0%	(6.5%) €32,500
Stamp Duty	0%	(0.8%) €4,000
Registration & Notary Costs	0%	(0.2%) €1,000
Furniture	€0	€15,000
Total Upfront Costs	€0	€52,500
Target Annual Return ¹	€33,204 (7%)	€20,000 (4%)
IMI (Annual Municipal Tax)	0%	(0.3%) €1,500
Property Management + Rental Fees	0%	(20%) €4,000
Personal Income tax	€0	(28%) €5,600
Total Annual Costs	€0	€11,100
Annual Net Income	€33,204	€8,900
Return On Investment	53% ²	13% ²

(1) Expected investor return.
(2) Assuming 8 yrs to Fund maturity



The Investment

Hilton Hotel, Tagus Park

An **opportunity** to invest in a new, unequalled location providing one of Portugal's largest technological hubs.

Leading global hospitality group.

Strength of brand despite the pandemic and impact on the hospitality sector, Hilton still opened more than 100 hotels worldwide.

Well-located close to the spectacular beaches of Lisbon and the historic center of Sintra.

The Tagus Park Hilton will provide 120 rooms of convenience & luxury in an unrivalled business & leisure stay location.

Rest & relaxation leading food & beverage – all day dining & executive bar.





The Investment

Overview

Location

Tagus Park represents one of the most exciting locations of enterprise and development in Portugal and The Oeiras Valley - home to some of the largest national and international companies in Portugal.

- Oeiras is Lisbon's fastest growing out-of-town business, commercial, residential and leisure suburbs;
- 16km West of Lisbon;
- Immediate access to transport networks and Lisbon International Airport (19km).

Key Points

Q3 2022

Start of Construction

120

Total Rooms

€21M

Total Project Cost





The Investment

Oeiras Valley

Environmentally friendly - Heavy investment from Oeiras municipality with a Pollution Index of 6.9 (Lisbon - 31.7).
Source: Numbeo 2019

Sustainable - Unique opportunity with a vision to be a sustainable, eco-led development within an area of natural beauty.

Safe community - The Tagus Park Hilton delivers community living with a municipality crime rate of 24.6% (Lisbon - 38%; Portugal - 32.4%).

Investment demand - Significant high-demand and under-supply of residential and commercial real estate in Oeiras.

Aesthetic surroundings - Located in a unique area of natural beauty overlooking the quiet and grand slopes of the Sintra mountains (UNESCO World Heritage Centre). Oeiras has urban green areas coverage of 15 ha within the municipal area.

Growth - The Oeiras local authority and the Oeiras Valley continues to attract and drive portuguese FDI (foreign direct investment) with many world-renowned brands having chosen the locality as their base.





The Investment

Secured Project – Biotel, Grândola

Secured

Set on a 50-hectare site of untouched Portuguese landscape, BIOTEL is a resort of 50+ villas and cabanas - providing an exciting architectural experience, unrivalled across Portugal. The project, which has a strong emphasis on biodiversity, allows visitors to simultaneously enjoy and protect the unique environment around them.

Situated 5 minutes from the nearby town of Grândola and within a 20 minute drive to the beach, BIOTEL is striking in its remoteness, with panoramic views across the undulating countryside. Investors can benefit from up to 25,000sqm of development, including 200+ beds, hiking and yoga retreats and a communal HUB complex, with spa, swimming pools and a high-quality food and beverage offering.



The Investment

Key Points

€24M Total Project Cost

50Ha Total Area

50+ Villas and Cabanas

200+ Bedrooms



The Investment

Pipeline Project – Quinta do Lago

Situated in the **luxury residential development** of Quinta Do Lago on the Algarve coast of Southern Portugal, the site is nestled amongst mature trees at the end of a quiet cul-de-sac with **views of the award-winning golf courses and lake beyond**. The scheme has a sloped site which we deem to be an opportunity to create **varied spaces across a multiple of levels**, all flooded with **natural light and access to the outdoors**.

Taking inspiration from **Moorish architecture**, the concept is to create a series of layered arches that link indoor spaces with outdoor spaces. The **positioning of the pool** and the main built forms of this scheme are **carefully considered with the sun orientation and slope of site** taken into account.



The Investment

Key Points

€8,5M

Total Project Cost

2086 sqm

Total Area

1000 sqm

Gross Internal Area





Why Portugal



Why Portugal

Key Points



1st in Best Country for Expats
(InterNations)



5th Best Global Passport
(Henley & Partners)



Best Country to Live and to enjoy retirement
(Forbes)

4th Most Peaceful country in the world
(Global Peace Index)



World's Leading Destination for 3rd consecutive year
(World Travel Awards)



Internationally recognized as the
Best European Golden Visa Program





Why Portugal

Key Points



17th best healthcare system
(World Index of Healthcare Innovation)



Strong Education System with two Triple Crown
Schools
(AACSB, EQUIS and AMBA accreditation)



Low Cost of Living compared to other European
countries

4th best country in the world to retire
(Global Retirement Index)



Best country to work from, perfect for digital
nomads
(Work-from-Anywhere Index)



Rich Cultural Heritage





Why Portugal

Economic Context

The Portuguese response to the pandemic was immediate and wide ranging. The government implemented measures to shore up the economy and support firms and households including wage/ employment supports, deferral of tax payments, interest free loan repayments, credit guarantee schemes.

Economic Indicators

Moody's estimates for the next 2 years confirm the continuation of the recovery that began in 2021.

	2021	2022	2023
GDP	+4.9%	+5,5%	+2.6%
Investment	+6.6%	+5.1%	+3.7%
Unemployment	7.2%	6.0%	5.7%
Inflation	0.9%	2,3%	1.3%
Exports	+6.9%	+6.4%	+6.4%

Portugal residential market performance

In the period during the onset of the COVID-19 pandemic house prices in Portugal have increased by +8.2% year-on-year to Q2 2020 (National Statistics Institute). Portugal had the 5th highest rise in the EU during the COVID-19 at 7.8% (Eurostat).

2016	2017	2018	2019	2020	2021
+6.9%	+7.9%	+12.2%	+9.2%	+7.8%	+6.6%

Annual Residential Property Price Change (National Institute of Statistics)



The Golden Visa



The Golden Visa

MULTIPLE CITIZENSHIP OFFERS FREEDOM OF MOBILITY, CHOICE AND PEACE OF MIND TO LIVE, TRAVEL AND FACILITATE BUSINESS WORLDWIDE.

"EUROPEAN
CITIZENSHIP.

PERMANENT
RESIDENCY.

LIFELONG
OPPORTUNITIES..."

Visa-free travel through Europe, 26 EU countries in Schengen Zone (as soon as the Golden Visa is granted)

Required to spend only 7 days per year in Portugal, during the full investment period

Required to keep the investment for a minimum of 5 years

Can apply for permanent residency or citizenship after having residency card for at least 5 years

Benefits extended to members of the household (spouse, parents, children)

Easy access to doing business within the EU

Access to education and health care within Portugal



The Golden Visa

Eligible Investments

Invest €500k in an eligible private equity fund ¹

OR

Capital transfers of at least €1.5M in certain financial assets such as government bonds or bank deposits

OR

€250k in programs supporting artistic production or other cultural activities

OR

€500k in programs supporting scientific and technologic research

OR

From €280k in real estate built over 30 years ago and needing rehabilitation²
From €400k in real estate if it is used, new or under construction²

OR

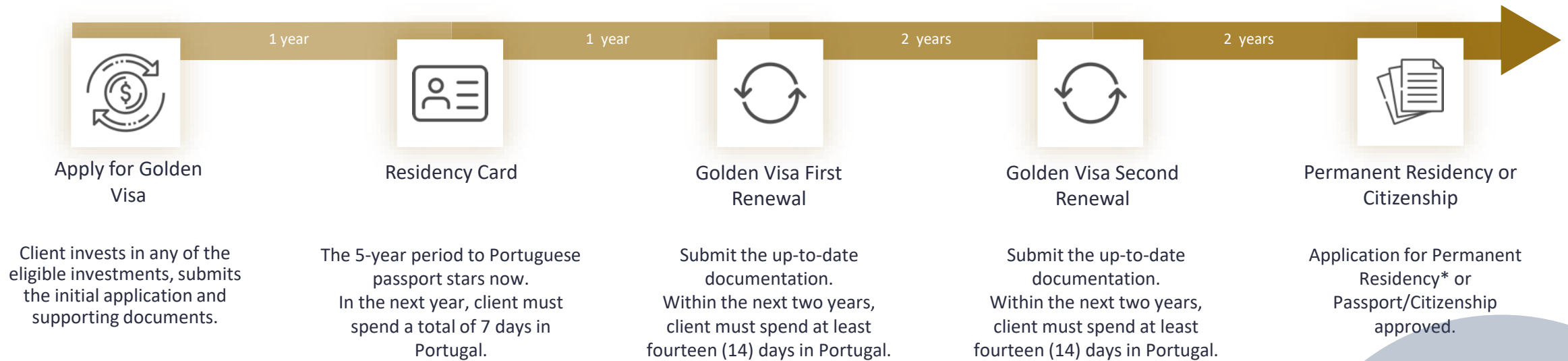
Launch a company in Portugal with incorporation amount of €500k and employ at least 5 new local employees

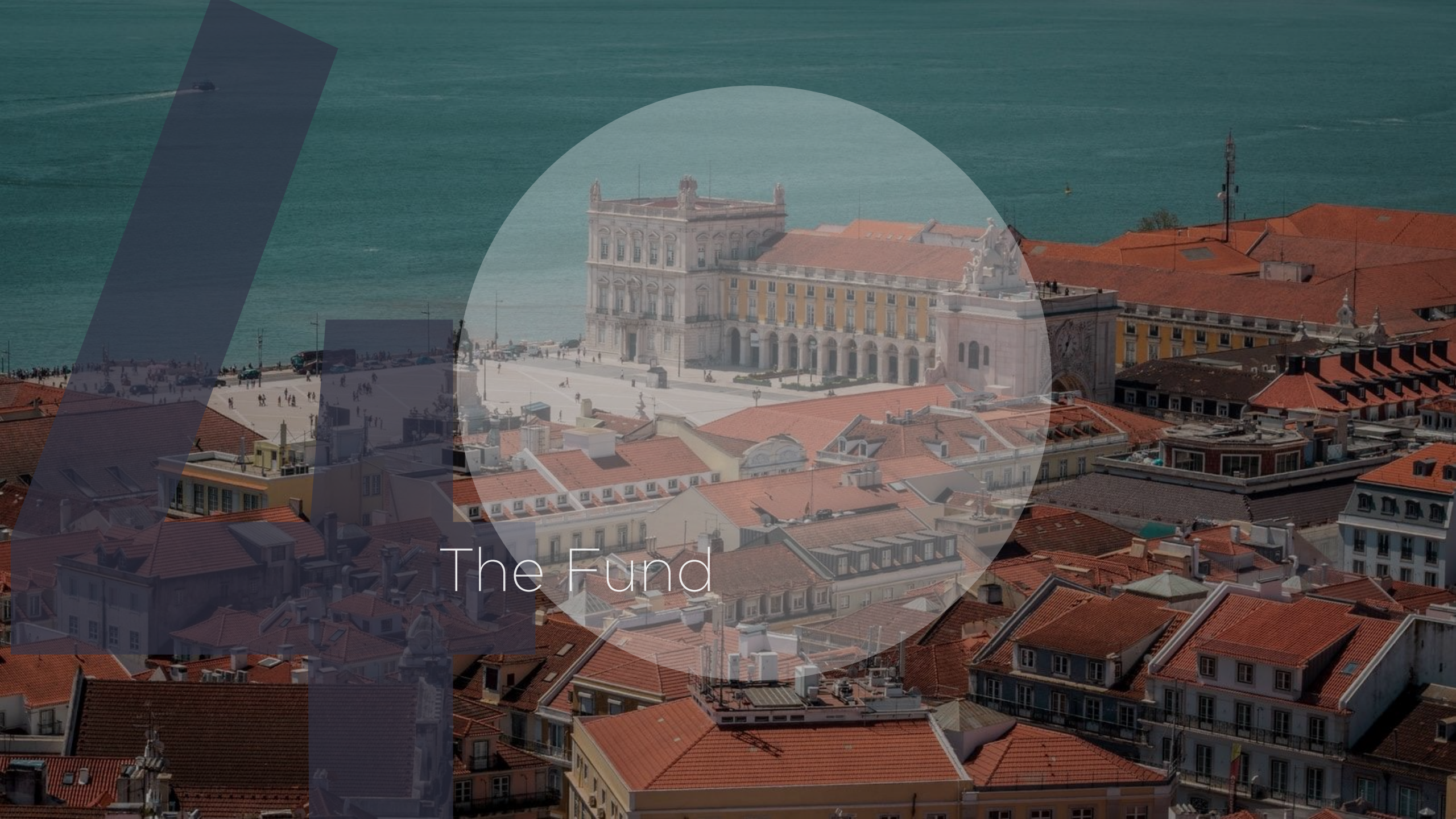
(1) The fund must invest at least 60% of capital in portuguese companies
(2) Residential properties in Lisbon, Porto, or along the coast won't qualify



The Golden Visa

Timeline





The Fund



Optime Growth Fund

The Fund

The Optime Growth Fund (FCR) (hereinafter the “Fund”) is a private equity fund registered in Portugal.

Green One Capital (the “Fund Manager”) in partnership with Riverview Capital identified an opportunity to develop projects situated in unique and vibrant locations in collaboration with internationally recognised partners.

8 years

Fund Term

12 months

Subscription Period

4 years

Investment Period

5 years

Disinvestment Period





Fund Fact Sheet

Fund Manager

Green One Capital SCR

Fund Partners

Riverview Capital

Depository Bank

Millennium BCP

Auditor

BDO

Fund Term

8 YEARS
(including subscription period)

Fund Strategy

Residential and
Hospitality Sector

Target Projects

4 to 6 projects

Fund Size

€ 100,000,000

Minimum Investment

€ 500,000

Management Fee

2.0% p.a. up to
1.75% p.a. above € 40M

Target Annual
Distribution

5% p.a.
(starting in year 3)

+

+

Target Annual
Retention

5% p.a. (Repayment of Capital
on Exit)
(starting in year 3)

+

+

Upside Performance

Fund unit holders will be entitled to
30% of the performance at exit¹

(1) The 30% performance is payable on the Net Profit on each Fund investment.



Optime Growth Fund

Fund Advantages

DIVERSIFICATION

Investing in a private equity fund provides investor asset diversification through the fund's multiple projects.

COST EFFICIENCY

The fund investment has lower taxation, legal fees and maintenance costs.

VISA FAST TRACK

Simplest and quickest way to qualify for the Golden Visa program.

SECURITY

The entire process is maintained under a highly regulated environment and supervised by the Portuguese Securities Market Commission (CMVM) and audited by an external internationally accredited auditor.



Optime Growth Fund

Tax Efficiency

Portugal offers considerable tax benefits to both national and foreign investment through private equity vehicles, as set specifically in article 23 of the Portuguese Tax Incentives Statute.

Applicable tax rates

At investor level

When distributing FCR profits to investors:

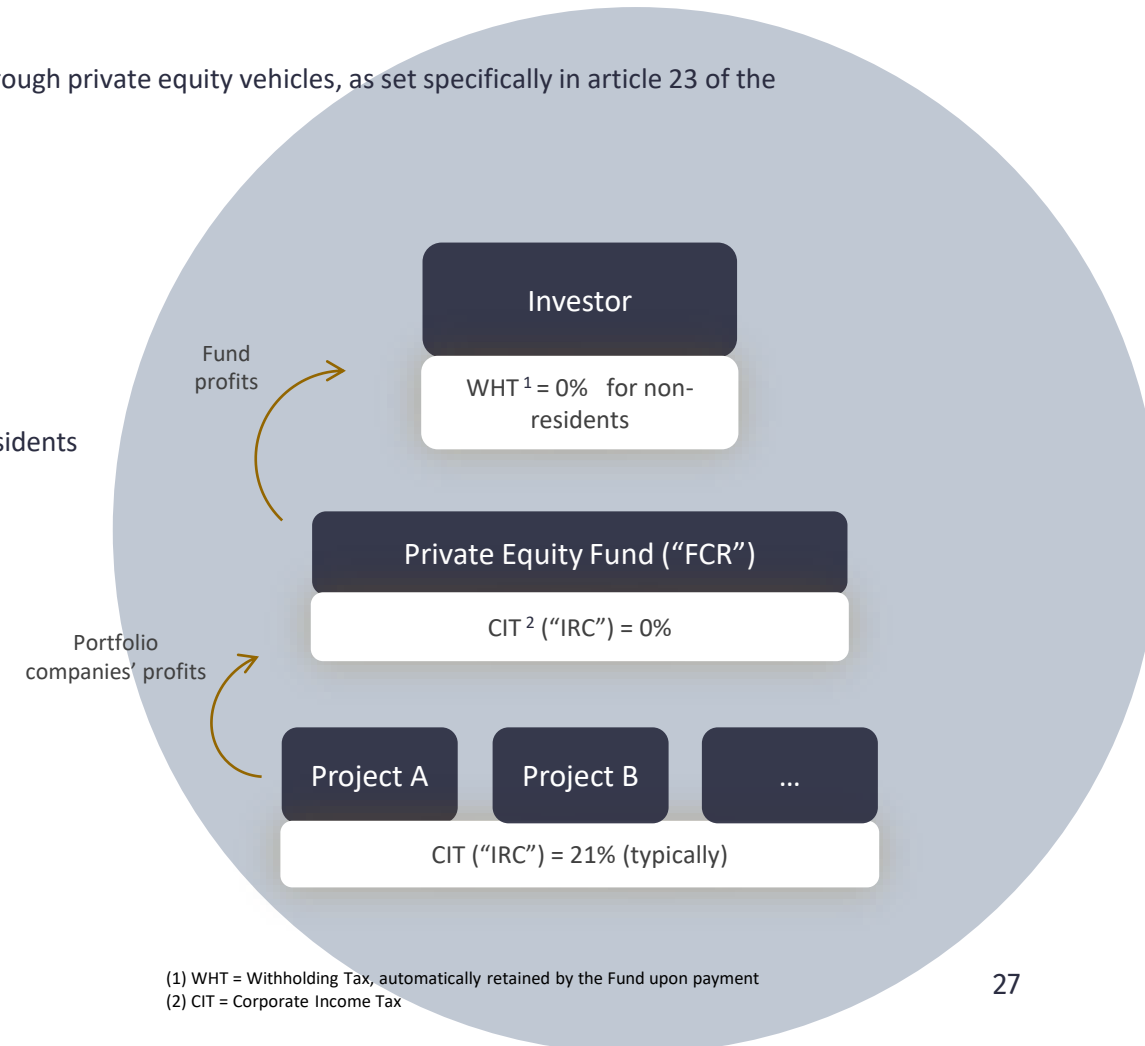
- 0% (for non-residents, except tax havens and entities ultimately owned by residents in Portugal);
- 10% withholding tax (for residents).

At fund level

- Exempt from corporate income tax (IRC) due to neutrality principle;
- Dividends from portfolio companies are not taxed.

At portfolio company level

- Normal corporate tax regime (IRC) generally at 21% (17% in some cases).





Optime Growth Fund

Transparency

Green One Capital procedures for investment management and monitoring were designed to best serve its clients

Supervisor

THE PORTUGUESE SECURITIES MARKET COMMISSION SUPERVISES AND REGULATES SECURITIES AND OTHER FINANCIAL INSTRUMENTS AND ACTIVITIES OF ALL THOSE WHO OPERATE WITHIN THE CAPITAL MARKETS



The CMVM is a public legal entity, with administrative and financial autonomy and its own assets. As a market regulator, CMVM is highly vigilante of the activities of Private Equity Fund and its investors through regular and extensive monthly, quarterly and annual reports as well as supervision inspections.

Centralized System

INTERBOLSA, PROMOTE THE CONNECTIVITY AND THE INTERNATIONAL OPENING OF THE MARKETS, THROUGH POST-TRADE PLATFORMS BASED ON THE BEST TECHNOLOGIES AVAILABLE, WITH THE MAXIMUM RELIABILITY AND EFFICIENCY.



Interbolsa will have the function of the registration of the securities. They are the leading entity in Portugal in post-trade services, offering integrated and flexible solutions at European level, operating as Custody and Settlement Central Securities Depository (CSD), belonging to the EURONEXT Group CSDs network – Euronext Securities.



Optime Growth Fund

Transparency

Green One Capital procedures for investment management and monitoring were designed to best serve its clients

Depository Bank

BANCO COMERCIAL PORTUGUÊS (MILLENNIUM BCP) WAS FOUNDED IN 1985 AND IS NOW THE LARGEST BANK (PRIVATE) IN PORTUGAL. MILLENNIUM BCP IS HEADQUARTERED IN OEIRAS, LISBON.



Millennium BCP provide independent Depository for the Fund and is managed by Green One Capital. The Depository is entrusted with the safekeeping of the assets comprising the Fund. Millennium BCP has c.4.3m customers and c.700 branches across Portugal. Millennium BCP is registered with the CMVM as an authorised financial intermediary to perform the functions of deposit of securities.

Auditor

BDO ARE ONE OF THE FIVE LARGEST GLOBAL NETWORKS OF AUDIT AND CONSULTING, WHICH PROVIDE SERVICES ACROSS OVER 150 COUNTRIES. BDO HAVE MORE THAN 64,000 PROFESSIONALS IN 1,400 GLOBAL OFFICES.



BDO Portugal provide independent Fund audit services, managed by Green One Capital. BDO Portugal provide audit, consulting, tax and accounting advisory services. BDO Portugal have 4 offices and 170 employees providing specialist expertise in the area of Regulated Fund Management.

An aerial photograph of a formal garden with a central path leading to a monument. The garden features symmetrical hedges and flower beds. In the background, a city is visible along a bay, with mountains in the distance. A large, semi-transparent circle is overlaid on the image, and the text "The Partners" is written in white within it.

The Partners



The Partners

Promotor

RIVERVIEW
C A P I T A L

RIVERVIEW CAPITAL IS A FINANCIAL INVESTMENT, CORPORATE FINANCE AND REAL ESTATE INVESTMENT COMPANY. RIVERVIEW CAPITAL FOUNDERS ARE FOCUSED ON THE ACTIVE DEVELOPMENT AND DELIVERY OF HIGH-QUALITY HOSPITALITY AND RESIDENTIAL PROJECTS IN PORTUGAL AND SPAIN.

Riverview Capital's experience encompasses the finance, development and active management of real estate assets across the world. The group comprises over 75 yrs experience in the active delivery of investments across all asset classes. The founders of Riverview Capital have successfully delivered 4* and 5* hotels across the European and Global Hospitality sector in the UK, Ireland and Mainland China.

Riverview Capital are working with 'best in class' national and international service providers in the delivery of the Fund investments. These include; Nuno Leonidas Arquitectos, Lda. (NLA) & Marques Antunes Engenharia, Lda. (MAE).



The Partners

Promotor – Some Previous Projects



Kensington, London, UK.



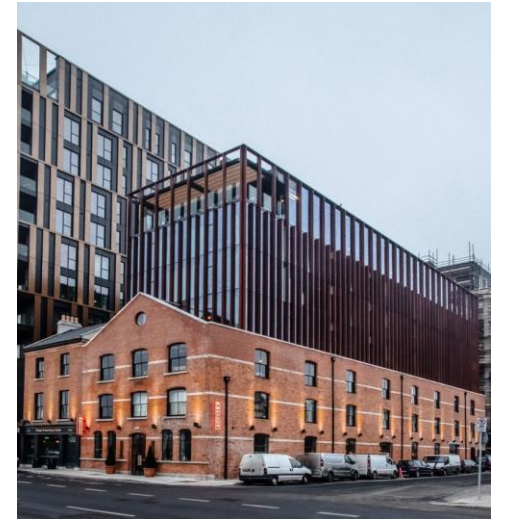
Percy Place, Dublin, Ireland.



Spitafields House, London, UK.



Monasterevin Distillery, Ireland.



The Mayson, Dublin, Ireland.



The Partners

Fund Manager



GREEN ONE CAPITAL IS A PRIVATE EQUITY FIRM REGISTERED IN CMVM, OPERATING IN PORTUGAL. THE TEAM HAS OVER 70 YEARS OF COMBINED EXPERIENCE IN COMMERCIAL BANKING, PRIVATE EQUITY, INTERNATIONAL BUSINESS CONSULTING AND CAPITAL MARKETS BOTH DOMESTIC AND INTERNATIONALLY.

Green One Capital will act as financial controller, fund administrator, investor reporting and complete all regulatory filings on behalf of the Fund. They also provide all-round corporate governance for the Fund. Green One Capital is a European firm with a global vision with an experienced private equity team with over 70 years of accumulated experience and registered funds with targeted €270m AuM.

Green One's shareholder belongs to The Emerald Group, a diversified investment group with an international network and experience in the Financial Sector, Large Caps, SME's and Universities.



The Partners

Fund Manager - Funds Under Management



GREEN

(Food & Agriculture)

Invest in primary sector

Target Size: €120M
Status: Registered

Take advantage of growth opportunities in the agricultural sector (mainly in producers and integrated supply chains).



GROWTH

(Living & Hospitality)

Invest in real estate sector

Target Size: €100M
Status: Fundraising

Develop residential and hospitality real estate properties develop projects situated in unequal and vibrant locations in collaboration with internationally recognized partners.



GOLDEN VC

(Living & Leisure)

Invest in corporates

Target Size: €50M
Status: Investing

Return on a risk adjusted basis deriving from investments on residential real estate.



Disclaimer

Confidentiality

Optime Growth Fund (FCR) (hereinafter the “Fund”) is a private equity fund registered in Portugal managed by Green One Capital (the “Fund Manager”). The Fund is exclusively managed and marketed by the Fund Manager therefore, notwithstanding the references herein to other entities, any and all contents of this document are of the exclusive responsibility of the Fund Manager. The information contained herein does not constitute a due diligence review or an offer to sell or the solicitation of any offer to buy or sell units of the Fund. Your interest in the Fund is welcomed but please bear in mind that your acceptance as an investor of the Fund is subject to a prior & priority KYC process which will be conducted by the Fund Manager and may ultimately conclude with your refusal as investor, notably if you fail to meet the necessary requirements or do not provide all the documents and information requested by the Fund Manager. The information contained in this document is for background and outlook purposes only and does not purport to be full or complete, nor does this document constitute investment advice.

Persons receiving or reviewing this document are expressly warned of the requirement to form their own opinion and make their own assessment, as well as take independent professional advice on the merits of investment and the legal, regulatory, tax and investment consequences and risks of doing so. The value of investments and any income generated may go down as well as up and may be affected by fluctuations caused by factors external to the Fund. Past performance is not necessarily a guide to future performance. Similarly, where projections, forecasts, targeted or illustrative returns or related statements or expressions of opinion are given (“Forward Looking Information”) they should not be regarded by any recipient of this document as a guarantee, prediction or definitive statement of fact or probability. A number of factors could cause actual results to differ materially from those in any Forward-Looking Information. The Fund Manager can assure that the investment strategy will be followed but investors must bear in mind that investing in the Fund may imply losing the amount invested (in whole or in part). This document contains information that is confidential and is being furnished to you solely for your information. It may not be reproduced, redistributed, passed on or published, in whole or in part, to any other person for any other purpose, without written permission from the Fund Manager.

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