

Advantages of investing with SIF in Portuguese Real Estate

The SIF Investment Funds (SIF) is an Investment Fund from Portugal (FCR) authorized and supervised by the Portuguese Securities Market Commission (CMVM), that complies with current legislation, developed and managed by the well-known and experienced Lince Capital SCR SA team, seeking € 20 million in capital commitments.

SIF Investment Funds is managed by a Local Experience Team with an average of 25 years of Real Estate and Tourism Industry investment, created to manage different means of transmission. It has a complete and dynamic management team that provides an effective service and methodology for investors to profit from one of the most dynamic Markets in Europe: PORTUGAL.

Investment Strategy - Invest locally with a focus on assets where we have a significant presence and extensive market experience, acquiring positions of control in Portuguese real estate companies through direct asset acquisitions with focus in developing high-quality assets with high demand sales and rental income.

Investment will be focus in developing new real estate assets which are having a high demand and generate results through sales and rental income.

By investing on SIF Investment Funds the value of 350.000 Euros, the investor is immediately qualified for a RESIDENCE PERMIT in Portugal (Golden Visa) after 5 years able to apply for Citizenship.

The fund will focus on leveraging SPVs that create, sell and short rent new Real Estate Assets for their own clients.

SIF
Investment
Funds

SIF Investment Funds

QUALIFIED FOR: GOLDEN VISA

Contacts

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App. nº 1534 - CMVM
Portuguese Securities Market Commission

www.sifportugal.com

Manager Entity:
Lince Capital SCR S.A.



SUBSCRIBE NOW

Golden Visa

GOLDEN VISA BENEFITS



Min. **€350.000,00**



Citizenship after 5 years



Free Healthcare



Minimum 7 days stay
(no relocation needed)



Allowed to work and live



Free Travel
(26 countries)



Free education



Family Reunification



Open business in Europe

GOLDEN VISA SERVICE PROVIDER:

Recognized by **The European** as 2017 and 2018 “**Best Golden Visa Service Provider**”, was the company selected by SIF, having 100% approval rate on Golden Visa applications and 97% approval by government.

INVESTMENT PROFILE

FUND TERMS

Target Fund Size
€ 20 million

Minimum Investment
€ 50 thousand

Management Fee
0,50%

Leverage
0% (no-leverage)

SIF Commitment
Yes

Commitment period
7 years

Distribution
Yes

EXIT STRATEGY

1. Money return after 7 years
2. Sell Shares (10% processing fees)
3. Convert fund units into Real Estate Assets

TAX-EFFICIENT

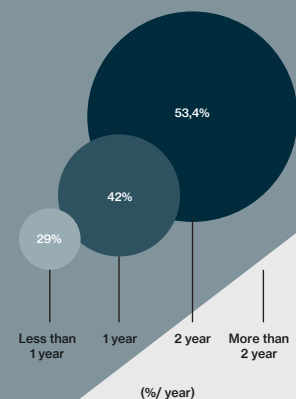
- 0% dividend tax for non tax residents
- 10% dividend tax for residents
- 0% inheritance tax

Projects	Location	Type of Promotion	Use	ABC (m²)	ABC	Plot Area	Completion Time (months)	ROI %
BASILIO TELES	Lisbon	Total	Building Apartments	1560	1140	180	12	45%
LIGHT VALLEY	Sintra	Total	Villas Residential	1000	1000	3200	18	37%
PALACE VILLAS	Sintra	Total	Villas Residential	1200	1200	2800	24	40%
N APARTMENTS	Lisbon	Total	Refurbished Apartment	270	270	-	6	10%
L APARTMENTS	Lisbon	Total	Refurbished Apartment	400	400	-	24	40%
BUILDING REFURBISHED	Santarém	Total	Refurbished Apartment	250	250	120	6	20%
STELLA PLOTS	Sintra	Infrastructures	Plots	4800	2600	6400	12	32%

14

32%

ROI PER PROJECT AVERAGE



SIF INVESTMENT FUNDS STRUCTURE

INVESTORS (GOLDEN VISA APPLICANTS)

MANAGER ENTITY
Lince Capital SCR S.A.

Investment fund

SME's Capitalization

Investors have several exit strategies

SPV 1

New Real Estate develop

SPV 2

Refurbished apartment

SPV 3

Touristic properties