

The logo for Blue Crow, featuring the text "Blue" on the left, a circular icon with a stylized bird or crow silhouette in the center, and the text "Crow" on the right. The entire logo is contained within a white rectangular box.

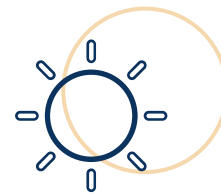
Blue Crow



INVEST
IN A HIGH
RETURN FUND
THROUGH AN
EFFORTLESS
PROCESS



INVEST WHERE IT'S MORE PROFITABLE



> Sunny and warm country
with diversified landscape



> Politically &
economically **stable**



> Leading in **innovation**
& **technology**



> **Cost of living lower** than
most European major cities

WHY PORTUGAL?

**INVEST
WHERE
IT'S MORE
PROFITABLE**

3rd > **Safest country in the world**
Source: Global Peace Index rankings 2008–2019

4th > **Best roads & highway
system in the world**
Source: OCDE

3rd > **Best Country in the world
with best quality to expats**
Source: Expat Destinations 2019

#4 > **Schools in the top FT
European Business
School Rankings 2019**

**WHY
PORTUGAL?**

**Tax benefits through
investment in Venture
Capital Funds**



Golden Visa Portugal
program has been
around since 2012



Grants a 5-year
residency permit to
non-EU citizens who:

Buy a minimum of
€500,000
worth of property

Invest
€350,000
or more through
venture capital funds



GOLDEN
VISA

**RESIDENCE
PERMIT FOR
INVESTMENT
ACTIVITY**


Valid for all Schengen countries and the applicant only needs to spend 7 days per year in Portugal to maintain the residency

Able to apply for permanent residency after


5 years


Main nationalities that apply:

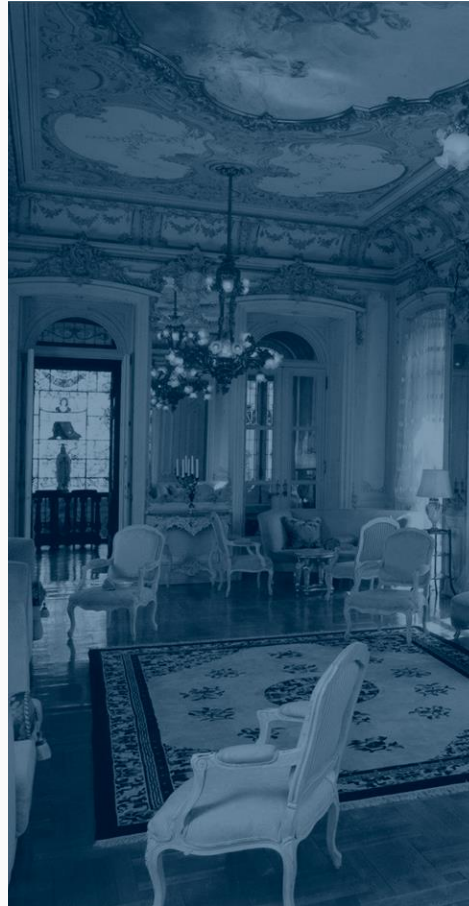
Chinese 

Brazilian 

Turkish 

South African 

Russian 



GOLDEN
VISA

**RESIDENCE
PERMIT FOR
INVESTMENT
ACTIVITY**



GOLDEN
VISA

RESIDENCE PERMIT FOR INVESTMENT ACTIVITY

—
Countries with
similar programs

01

SPAIN

Recovering from severe real estate crisis; Higher cost of living and less investment options

02

GREECE

Fragile economic standpoint; poor legislative stability

03

IRELAND

Higher cost of living; lower yields and asset valorization and no sun




BLUECROW GROWTH FUND

Investing
in a diverse,
risk limited
and higher
return portfolio
in an effortless
process



WHY

BLUECROW

- >  Investment over acquisition
- >  Disperse portfolio
- >  Effortless process

BENEFITS OF INVESTMENT OVER TRADITIONAL BUYING: OWNERSHIP & MANAGEMENT



> OWNERSHIP



Simplification of the purchase, sale or transfer process between current and future investors

> MANAGEMENT



Investments are decided and monitored by **BlueCrow** professionals, with no additional cost

Asset classes chosen with the minimum risk of yield distribution

Main Focus: Asset price stability

BENEFITS OF INVESTMENT OVER TRADITIONAL BUYING: TAXATION



INVESTMENT FUND

Withholding tax rate for non-resident

0%

Withholding tax rate for residents

10%



DIRECT INVESTMENT

Municipal Tax on Transactions

Stamp Tax

Municipal Tax on Real Estate

Capital Gains Tax

Income Tax on Rents

BENEFITS OF INVESTMENT OVER TRADITIONAL BUYING: COST COMPARISON



INVESTMENT FUND

Setup fee: 5% at subscription

Management fee of 1% per annum

Performance fee of 10%

(All fees are charged to the fund)
(Setup fee intended to pay for marketing, communication and fundraising)



DIRECT INVESTMENT

Condominium fees

Maintenance Costs

Insurance policies

Deed charges

Fiscal & legal representative

INVESTMENT STRATEGY



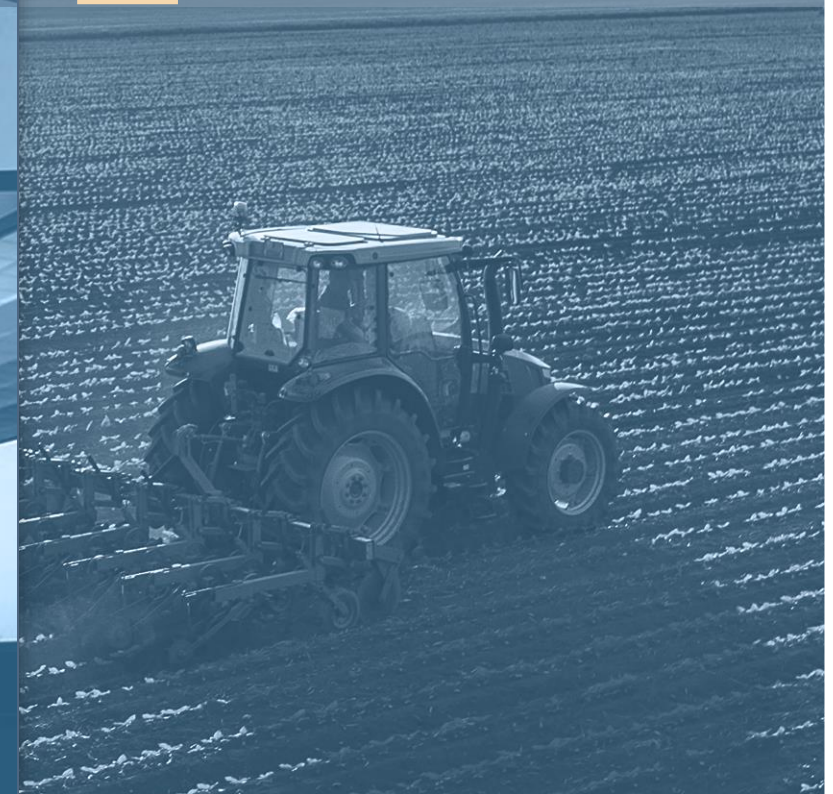
LEISURE & HOSPITALITY
ASSETS



INDUSTRIAL
ASSETS



AGRICULTURAL
ASSETS

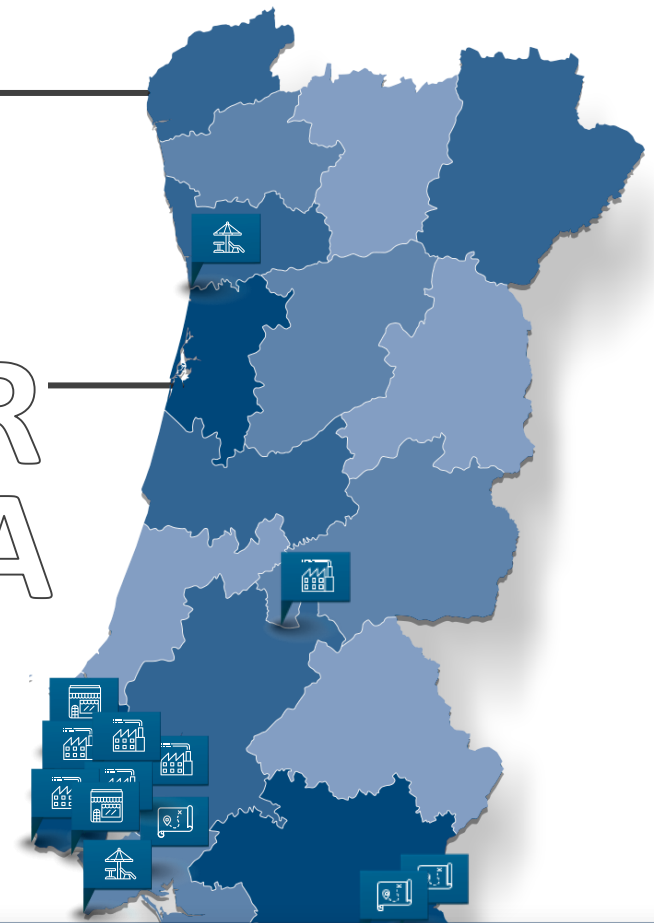




LOCATION	PORT COMPANY	HISTORICAL PRICE	LAST APPRAISAL	YEARLY GROSS YIELD	APPRECIATION
Cascais - Alcabideche	Brazfin SA	824 500,00	1.050 000,00	8,28%	27%
Santarém – Abrantes	Brazfin SA	960 000,00	960 000,00	10,50%	0%
Lisboa - Loures	Brazfin SA	429 750,00	975 000,00	6,36%	126%
Lisboa - Loures	Brazfin SA	206 900,00	420 000,00	7,71%	102%
Lisboa - Loures	Brazfin SA	429 750,00	975 000,00	4,44%	126%
Lisboa – City Center	Brazfin SA	170 000,00	210 000,00	11,16%	23%
Lisboa – City Center	Brazfin SA	234 800,00	290 000,00	4,14%	23%
Lisboa - Sintra	Brazfin SA	285 000,00	320 000,00	7,92%	12%
Lisboa - V.F. Xira	Brazfin SA	877 680,00	1 100 000,00	8,33%	25%
Setúbal - Caparica	Brazfin SA	755 800,00	980 000,00	1,35%	29%
Lisboa – Belas	MDF SA	7 000 000,00	7 000 000,00	6,14%	23%
Lisboa - Alenquer	MDF.SA	105 199,00	98 000,00	7,88%	-7%
Lisboa - Alenquer	MDF.SA	81 197,00	77 000,00	6,03%	-5%
Lisboa - Alenquer	MDF.SA	78 075,00	71 000,00	6,46%	-9%
Lisboa – Alenquer (4)	MDF.SA	406 974,59	439 000,00	0%	8%
Évora – Portel	MDF.SA	1 300 000,00	1 300 000,00	6,00%	0%
Évora - Alcácer	MDF.SA	3 150 000,00	3 150 000,00	6,00%	0%
Alcácer -Comporta	MDF.SA	2 700 000,00	2 700 000,00	6,00%	0%
Porto - Espinho	MDF.SA	441 000,00	375 000,00	1,65%	-14%

BLUE CROW

DIVERSIFICATION



TOTAL 22 PORTFOLIO PROPERTIES

Acquisition / Historical price
20.436.625 €

Last Invested Net Asset Value
22.490.000 €

GROSS YEARLY YIELD
6,4%

APPRECIATION
+10%

(Former propriety manager of the initial portfolio was hired as propriety manager of the current portfolio and is fund participant)



LEISURE & HOSPITALITY ASSETS



Current portfolio



1 Properties
(Brazfin SA)



Expanding mission



Sustainable locations and medium tourism operations in or near city centers



Portfolio goal



Buy and develop additional **3-5** properties

INDUSTRIAL ASSETS



Current
portfolio



9
Properties
(Brazfin SA, MDF SA)



Expanding
mission



Industrial facilities and
warehousing spaces for
production, assembling

Storage of industrial goods



Portfolio
goal



To invest in facilities to
accommodate start-ups
increasing its interdependence
with new developed players





AGRICULTURAL ASSETS



Current
portfolio



4
Properties
(Brazfin SA, MDF SA)



Mission



Where and Why



Search for
companies
developing
high yielding
farming assets



Land
or **processing**
and **recycling**
facilities



**Minho and
Douro:** wine
production
districts



**Évora, Beja and
Sines triangle:** best
Olive Oil and
Nuts groves



**Santarem
valley:** the
best grain
production land

GROWTH FUND OBJECTIVE

Current
Portfolio

+

Agricultural
Properties

+

Tourism Niche
Projects

Maintenance and optimization of current portfolio to fit current fund objective, and improve profitability of the existing portfolio companies

Acquisition and development of high yielding agricultural properties to co-operate with industry experts

Partnering with specific international tourism players, we aim to invest in projects with very niche, but sought-after, offerings, that link major cities with the traditional countryside

Objective Yield: 5-6%

DIRECT BUYING

Regular Residential Real Estate Asset strategy has a **yield of 3%**

BLUECROW GROWTH FUND

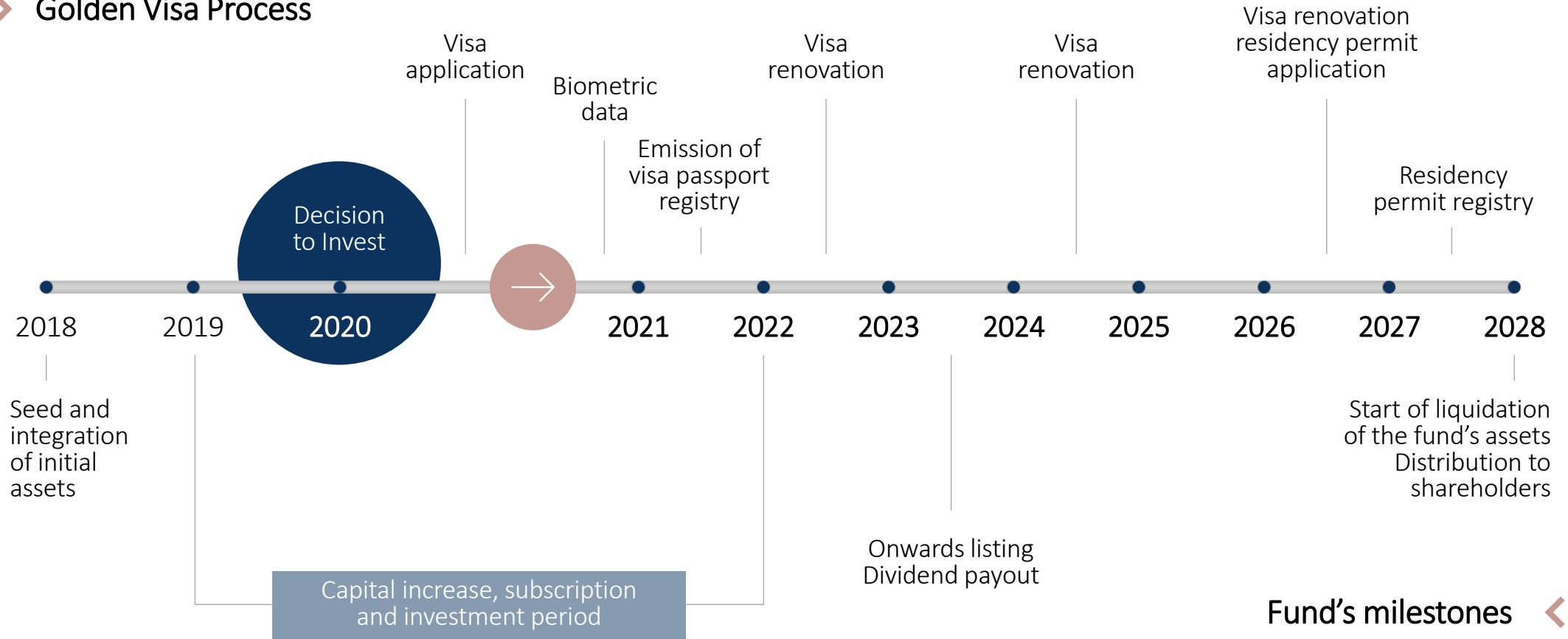
UP TO
2X MORE

Target
5-6%
Yield



TIMELINE OVERVIEW

> Golden Visa Process



YOUR RETURNS



ON INVESTMENT

Expected
accumulated return
of **+50%**,



ON EMOTIONS

Peace of mind
No red tape
No pressure
No additional costs



STRATEGY TO EARN & RELAX



INVEST
high return
portfolio



STRATEGIC
portfolio with
diverse assets



PORTUGAL
is the place
to do it

➤ What is the best decision regarding your capital?

To Invest in a disperse, risk limited and higher return portfolio in an effortless process that only BlueCrow can provide



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