

THE IMPACTO FUND



Your Family, Your Legacy, Your Quest

Investing in The Impacto Fund qualifies
you for a Golden Visa

1

Invest €350k in
The Impacto Fund
Receive a European
residence card for
you and your family



2

Receive a European
passport for you
and your family

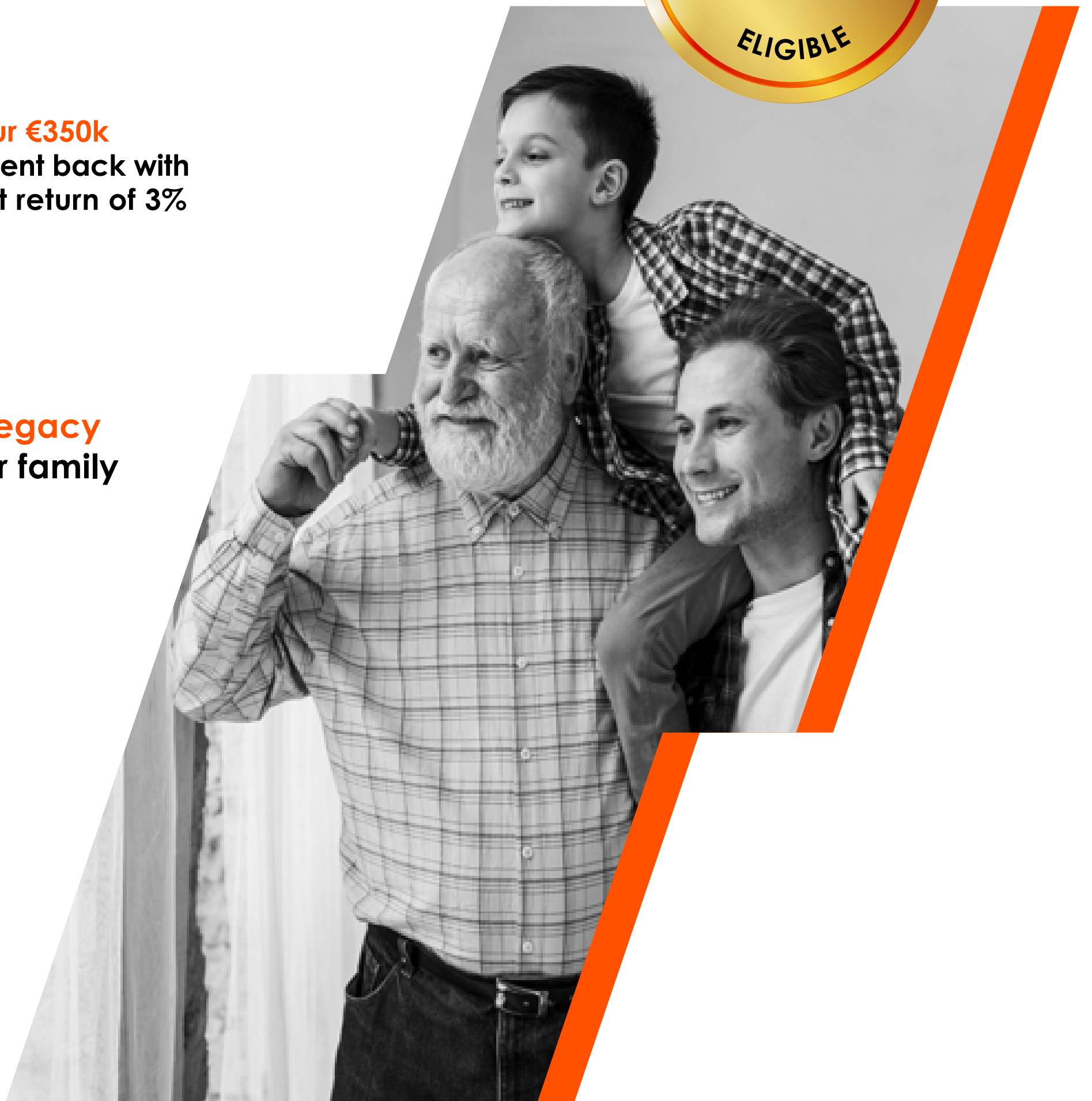


3

Get your €350k
investment back with
a target return of 3%

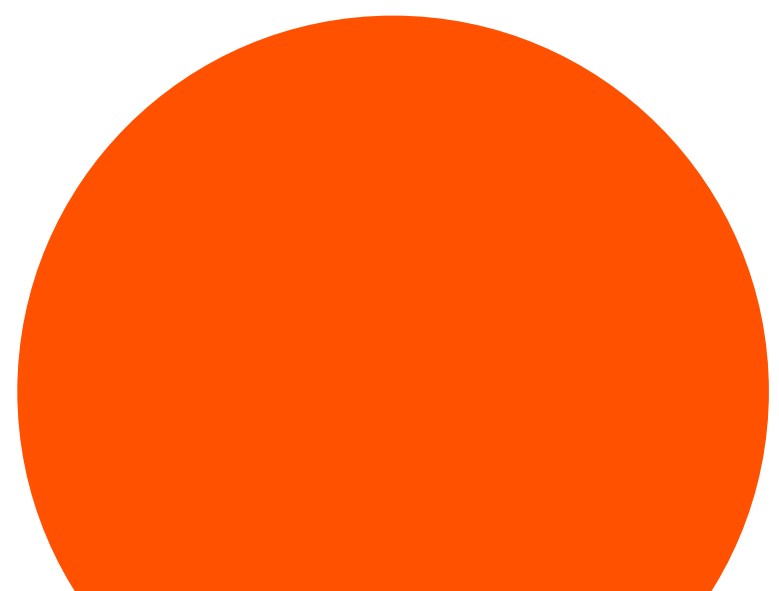


Your Legacy
to your family



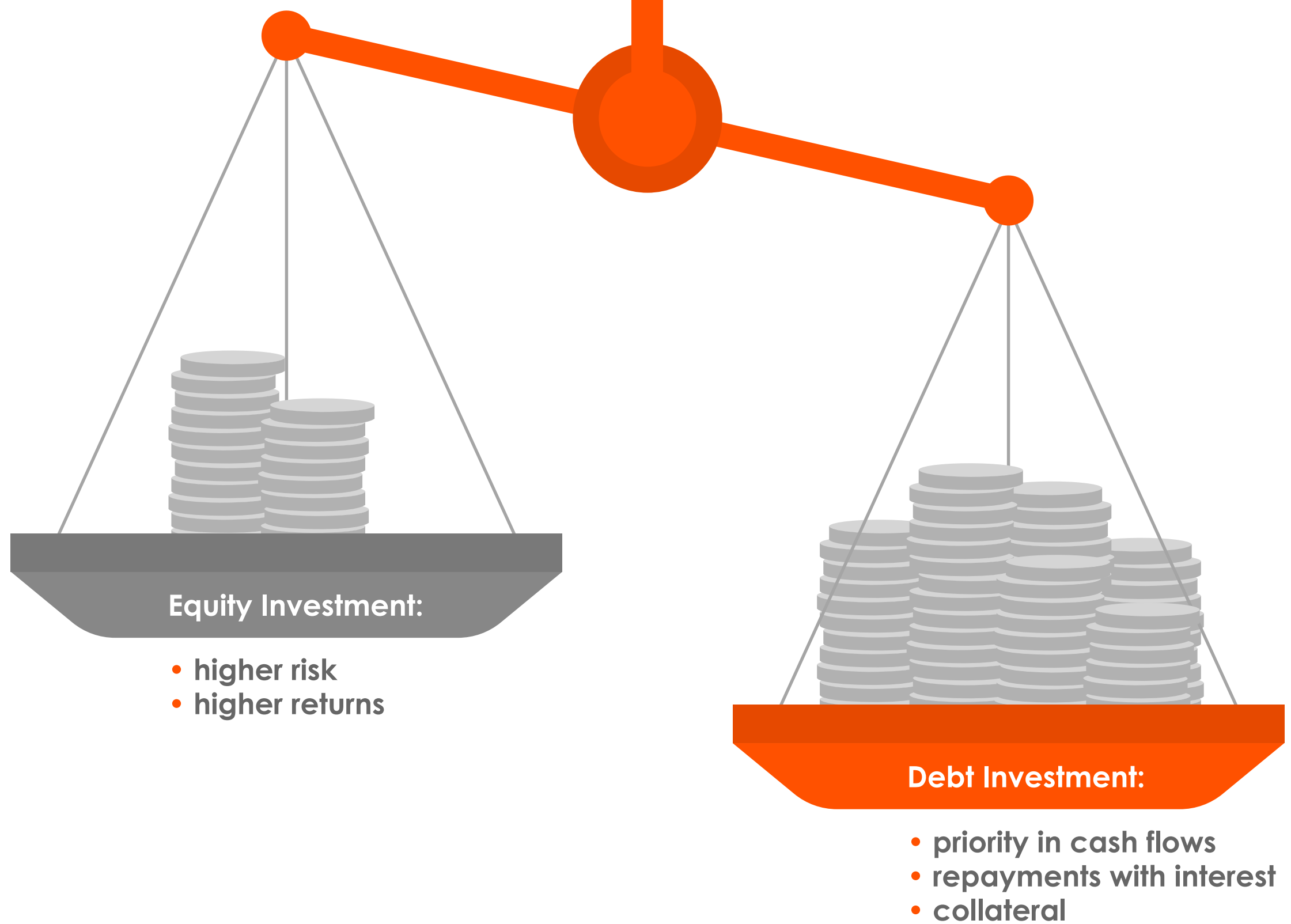
- The Residence Permit offers the opportunity to request **citizenship** and a **European Passport** 5 years after the Golden Visa approval, which can be passed on to the next generations

- This is the most **affordable**, most **transparent**, and **quickest** way to qualify for a **European residency**



Capital Structure

The Fund's capital structure values capital preservation with a reasonable return over riskier investments



Fund Investment Example

Renovation of a 18th century Palace
keeping only its original Façade.

Project Current Status



100%



100%



Total Investment:
€4.150.000

- **Third Party Project Appraisal upon completion: €5.500.000**
based on the real estate asset fully developed.
- **Company current financing: €1.500.000**
Capital used to acquire the asset, design and to approve the project.
- **Development Budget: €2.500.000**
Includes construction cost, municipality taxes, inspection, etc.



- **The Impacto Fund (TIF) acquires 10% of the Company shares for €150.000.**
The valuation comes from the third-party appraisal minus current debts.
- **TIF replaces the current financing, lending €1.500.000 for the company with a fixed interest rate of 5% a.a.**
The real estate asset, projects, and licensing work as collateral for this shareholder loan.
- **TIF finance €2.500.000 of development costs with a fixed interest rate of 5% a.a.**
The financed amount might vary, depending on how much the company would borrow directly from a local bank.



Management Case at 5 years cycle

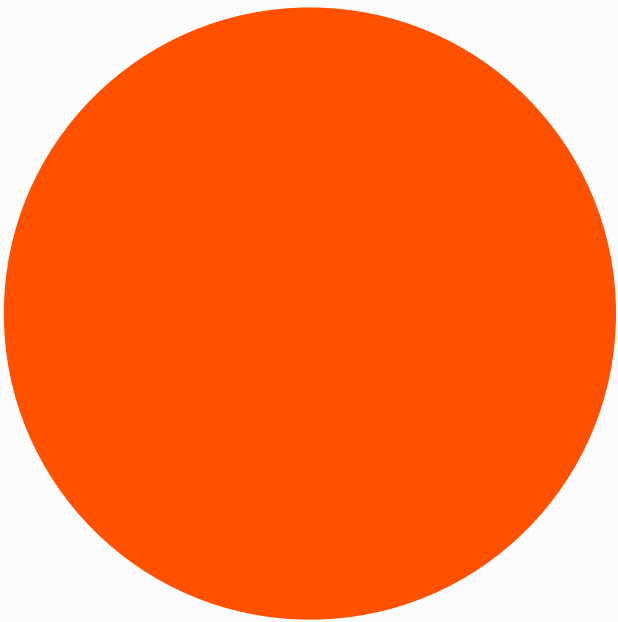
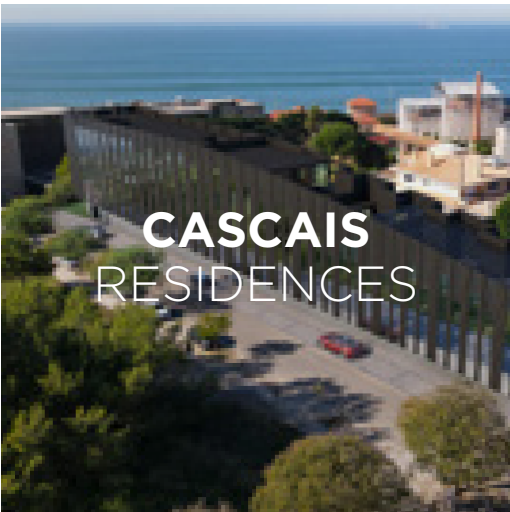
		The Impacto Fund
Net Revenue	€8.000.000	-
Loan Interest	(€1.000.000)	€1.000.000
Loan Principal	(€4.000.000)	€4.000.000
Taxes	(€750.000)	
Dividends @10%	€225.000	€225.000
Total		€5.225.000

Stress Scenario at 5 years cycle

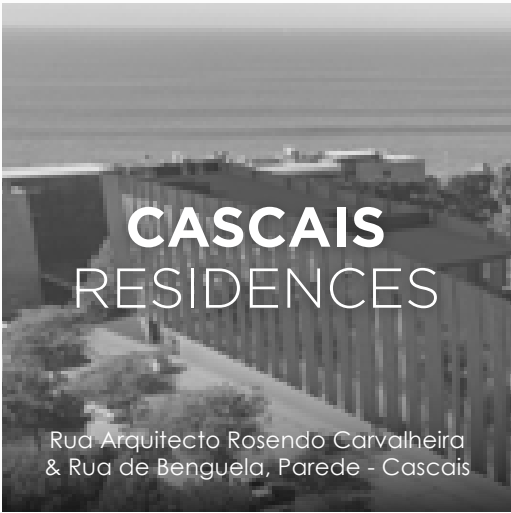
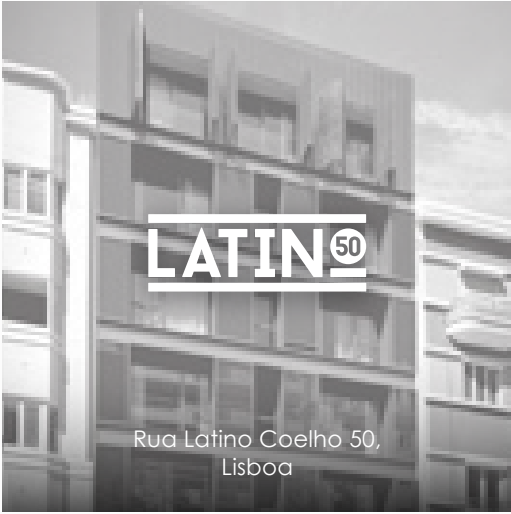
		The Impacto Fund
Net Revenue	€5.500.000	-
Loan Interest	(€1.000.000)	€1.000.000
Loan Principal	(€4.000.000)	€4.000.000
Taxes	(€105.000)	
Dividends @10%	€39.500	€39.500
Total		€5.039.500

Robust Pipeline

Investment in a diversified and solid portfolio of companies



Real Estate Advisor Track Record



Strong Team

With a dedicated and exclusive team, we offer advice with discretion and precision



www.dixcart.com



www.stagfundmanagement.com



www.impactocapital.com

The Impacto Fund’s solidity is also supported by working with strong partners in several areas



Executive Summary

Impacto Portugal Fund (FCR)

Fund Manager	STAG FUND MANAGEMENT SCR S.A.
Real Estate Advisor	Impacto Capital
Custodian Bank	BCP Millenium
Auditor	BDO
Target Fund Size	€25.500.000
Target Ticket Size	25.200 units at €1.000 / unit Minimum investment of 350 units or €350.000
Duration	8 years + a 2 year extension <ul style="list-style-type: none">• 2 years (Subscription Period)• 6 years (Investment Period)• 2 years (Divestment Period)
Management Fee	2% with a minimum of €90.000 per year
Target Return	3% net of expenses and fees of the fund
Performance Fee	50% / 50% above the 3% target return
Subscription Fee	€2.500

Disclaimer

Impacto Portugal Fund (FCR) (hereinafter the “**Fund**”) is a private equity fund registered in Portugal managed by **STAG FUND MANAGEMENT SCR S.A.** (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 previous 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.

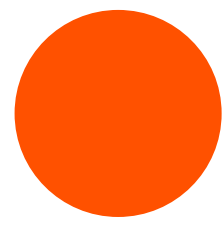
Some investment products may be restricted or prohibited by law in specific territories. Fund Manager is not required to be aware of any such restrictions that apply to investors so persons who are subject to these restrictions must independently obtain information and advice on the suitability of investing in the Fund and are obliged to abide by the rules.

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).

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