

ODEON PRIVATE FUND FCR

A GOLDEN VISA FUND | INVESTOR PRESENTATION



STAG FUND MANAGEMENT SCR S.A.

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A scenic view of a historic coastal town, likely Lisbon, Portugal. The image shows a dense cluster of white buildings with red-tiled roofs, typical of Portuguese architecture. A prominent white domed church is visible on the left. In the foreground, a large white building with a bell tower is partially visible. The town is situated on a hillside overlooking the ocean. The sky is a vibrant blue with scattered white clouds. The overall atmosphere is bright and sunny.

ODEON PRIVATE FUND

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EUROPEAN CITIZENSHIP, AN INVESTMENT FOR THE FUTURE

Investing in a European Golden Visa is the best investment anyone can make. The Golden Visa lets you and your family become European citizens through an investment. This is a permanent status that is full of life long opportunities for you, your family and generations to come.

Having more than one citizenship offers freedom of mobility, choice and peace of mind to live your best and most advantageous life. A life long legacy starts with the Golden Visa.



PORTUGUESE GOLDEN VISA TOP GLOBAL PROGRAM

Portugal is one of the most competitive countries to obtain the Golden Visa in Europe and in the world with a straightforward and advantageous program and a high admittance when compared to other countries. According to Investment Migration Programs 2021, Portugal holds the top spot in Global Residences Programs.

Since launching in Portugal in 2012, almost € 6 Billion have been invested for the Portuguese Golden Visa with almost 10,000 investors and 17,000 family members benefiting from the program.



* Golden Visa client have the opportunity to tax exempt on fund returns. It is recommended that all investors speak to a Portuguese tax professional.

FUND INVESTMENT AS PREFERRED GOLDEN VISA OPTION

- ▶ Lower investment for a fund (€ 350K) than for a property (€ 500K);
- ▶ Fund process is easier than property purchase;
- ▶ Fund process is faster and cheaper;
- ▶ Fund investment is hassle-free, whereas property purchase will require property management and maintenance;
- ▶ Fund process has lower taxation and legal fees;
- ▶ Fund may have higher returns (specially since short term property returns declined during pandemic).

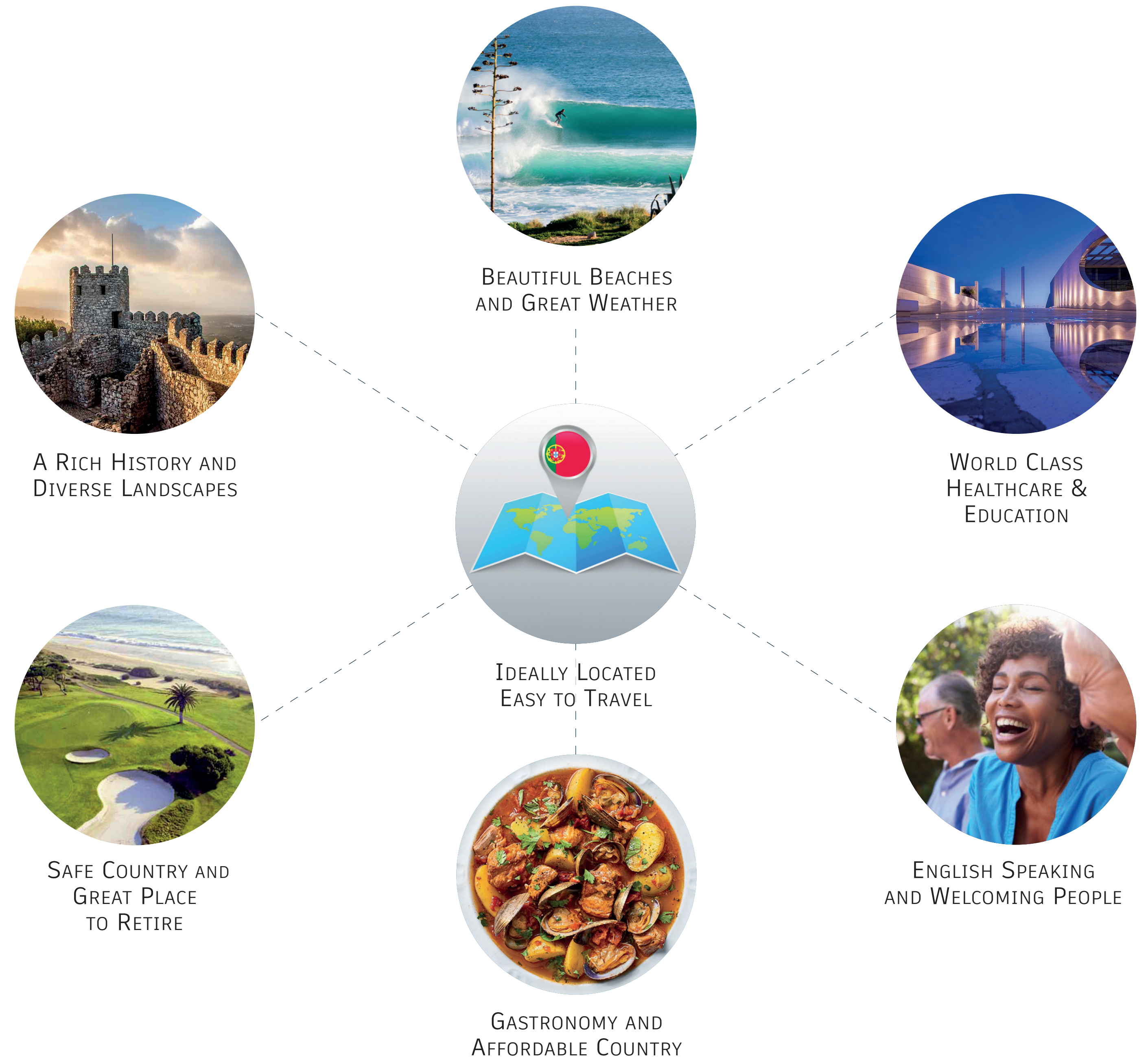
Golden Visa Investment Comparison*	Fund	Property
Year 1		
Investment Cost	€ 350,000	€ 500,000
One Time Costs	€ 3,500	€ 55,000
Fund Subscription	€ 3,500	€ 0
Transaction Tax (IMT)	€ 0	€ 30,000
Stamp Duty	€ 0	€ 4,000
Registration & Notary Costs	€ 0	€ 1,000
Furnitures	€ 0	€ 20,000
Total Payout	€ 353,500	€ 555,000
Annually (excluding Year 1)		
Target Investment Return	€ 14,000	€ 17,500
Yearly Costs	€ 0	€ 11,900
Property Tax (IMI)	€ 0	€ 1,500
Property Maintenance	€ 0	€ 1,500
Property Service Charge	€ 0	€ 4,000
Personal Income Tax	€ 0	€ 4,900
Total Target Return After Costs €	€ 14,000	€ 5,600
Total Target Return After Costs %	4,00%	1,12%
Attractiveness	High	Low
Level of Effort	Low	High

* Golden Visa investment figures only (excluding Golden Visa process, legal fees, etc.).

PORTUGAL, AN ATTRACTIVE COUNTRY

Portugal may be a small country, but it has been making a big impact. Over the past few years, the country and in particular Lisbon, the capital city, has grown in popularity for numerous reasons.

The beauty, excellent quality of life and economic standing has made Lisbon opportunistic for individuals, companies and investors. Lisbon continues to grow and has yet to reach its full potential, therefore the return on investment is still prosperous and healthy unlike other major cities around the world that have reached their caps.





THE GOLDEN VISA FUND OPPORTUNITY TO INVEST IN

ODEON PRIVATE FUND FCR OVERVIEW

STAG Fund Management is the Fund Manager of the Odeon Private Fund FCR with Odeon Properties Group, a leading real estate developer in Lisbon as its Fund Advisor. Odeon Private Fund (OPF) is approved by the Portuguese Securities Market Commission (CMVM).

Odeon Private Fund is targeting an overall 11% total return per year that includes a 4% annual target coupon and potential upside return at fund maturity.

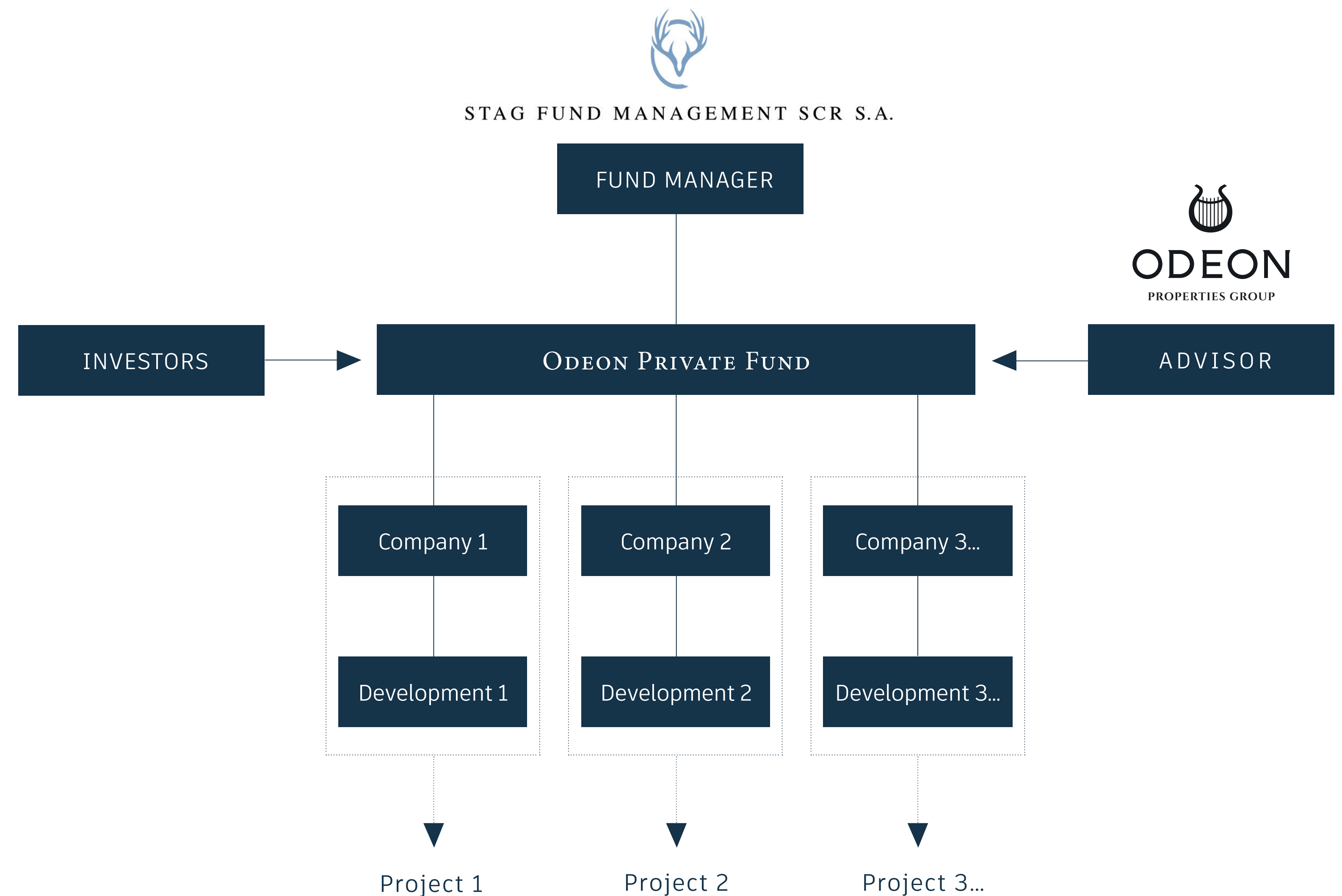
The OPF represents a conservative opportunity for Golden Visa clients to obtain citizenship through a fund investment which is focused in the prosperous Portuguese real estate industry, which offers solid target return projections.



HAND PICKED PROJECTS

Odeon Private Fund will invest in companies (also called SPVs) that hold prime assets in key locations in Lisbon. Each company represents one project that will be developed with the aim to fulfill a specific demand within the real estate market.

The fund will include 4-7 projects at a time, for which the real estate Fund Advisor, Odeon Properties Group, will play an essential role by advising the Fund Manager through their extensive professional background, expertise and industry know-how on the real estate market. ODEON will specifically assist STAG on identifying investment opportunities, as well as project management and leveraging its wide network of contacts and resources.

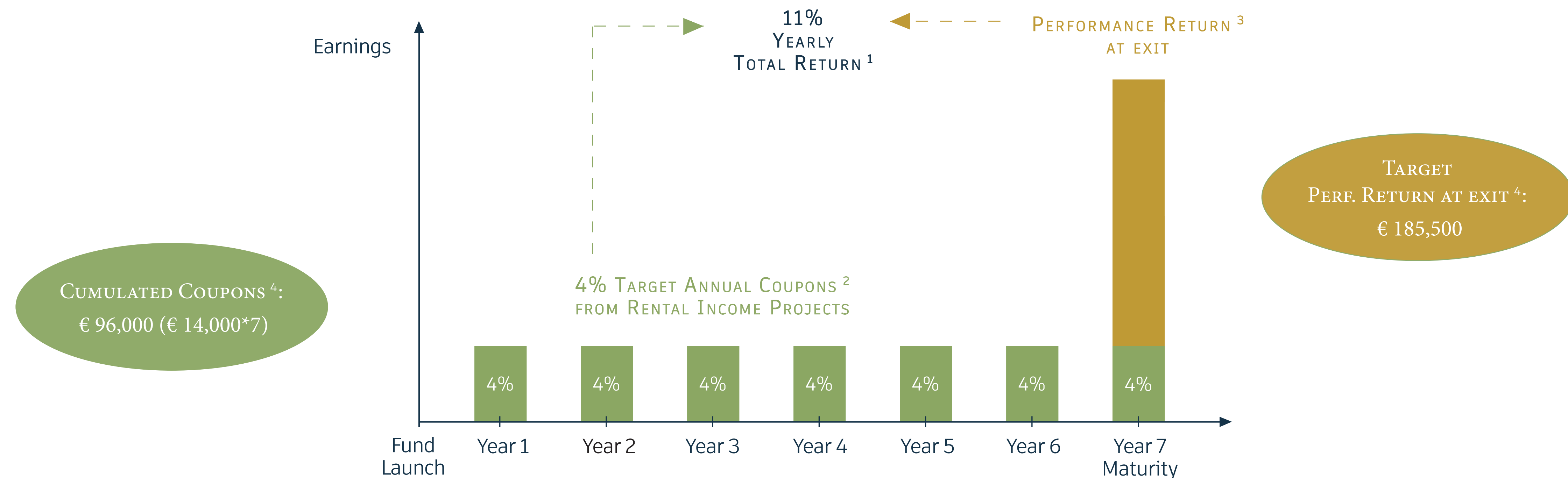


BALANCED STRATEGY

The fund has a conservative balanced strategy with two types of projects: "Develop & Rent + Sell" and "Develop & Sell".

"Develop & Rent + Sell" projects represents 40% of the fund. These projects consist of commercial developments that will generate rental income to pay for the annual "coupon" return (4% target). At fund maturity, these projects will be sold and the potential upside will contribute to the performance return.

The remaining 60% consist of residential developments projects ("Develop & Sell"), that will also contribute to the performance return at exit.

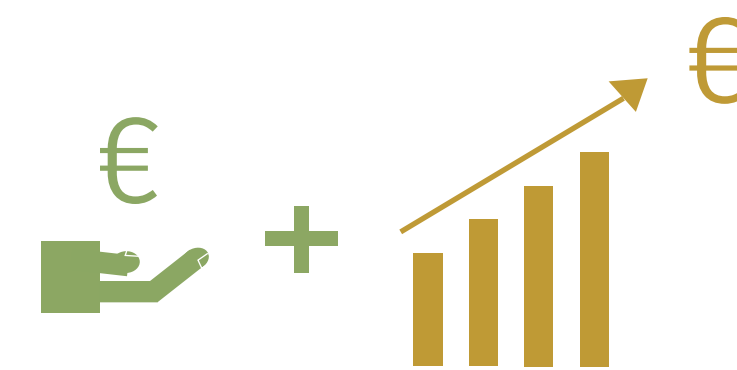
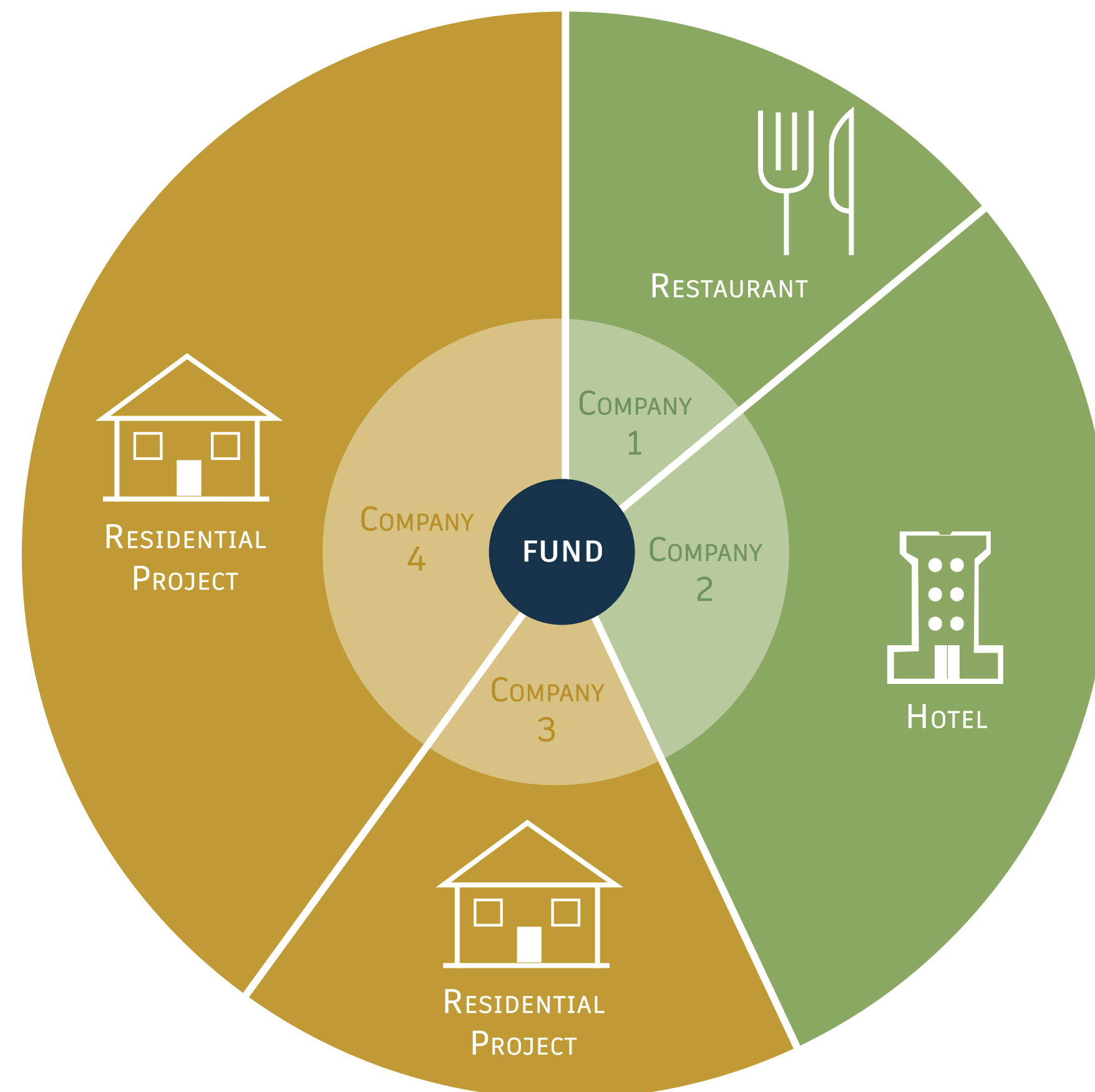


1. This is an expected target return based on a future forecast. This return is not guaranteed.
2. The fund may distribute available profit to investors on an annual basis.
3. The 70% is based off of the upside sales of the project minus any coupons paid.
4. Forecasted return calculated for an initial investment of € 350,000.

PORTFOLIO COMPOSITION*

40% of the fund consist of projects which will 'Develop & Rent + Sell' commercial assets with a Restaurant Theatre and a 5-Star Boutique Hotel, both located on the "Champs Elysee" of Lisbon (Avenida da Liberdade).

60% consist of two Residential Developments in strategic locations; "Develop & Sell".



The forecasted portfolio has been specially set to generate a 4% yearly target coupon and an overall 11% target yearly return on investment.

* The portfolio composition is a forecast and may be subject to change.

IDEAL TIME TO INVEST | COVID RESOLUTION ALIGNED WITH FUND

- ▶ **Pandemic end-tail coincides with fund timings & strategy**

With normalization on the horizon, the Restaurant and Hotel are respectively set to operate in the 2nd half of 2022 and beginning of 2024, while vaccination should be completed and economic activity will resume as pre-Covid.

- ▶ **Residential market remains strong with positive outlook**

According to Cushman & Wakefield, the demand from foreigners is expected to continue to rise post-pandemic and international clients will continue to see Portugal as a prime location for investing.

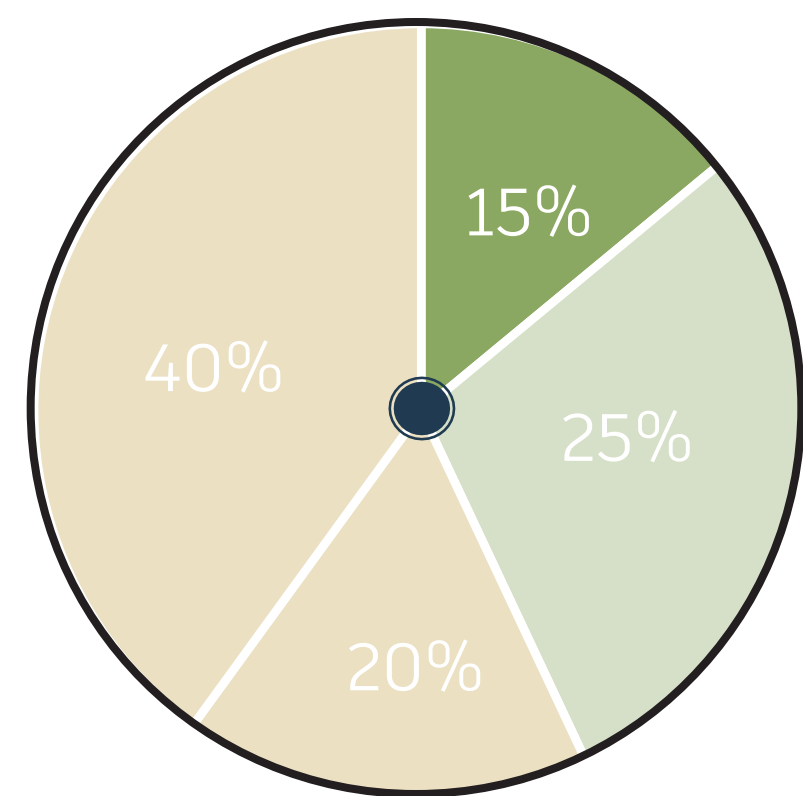
- ▶ **4.1% economical growth in 2022**

The European Commission's and Bank of Portugal project that the Portuguese GDP will grow 4,1% in 2021, accelerating in 2022 and reaching the end of 2022 at pre-pandemic levels.

- ▶ **Portugal full of investment potential**

Portugal is still a rising country with strong potential and opportunities for individuals, companies or investors. The quality of life, excellent healthcare, low crime rate, tax breaks for foreigners (Non-Habitual Resident), residency programs (as the Golden Visa), weather, gastronomy, easy access to other major cities and affordable living make for a great investment on any level.





RESTAURANT THEATRE LIBERDADE

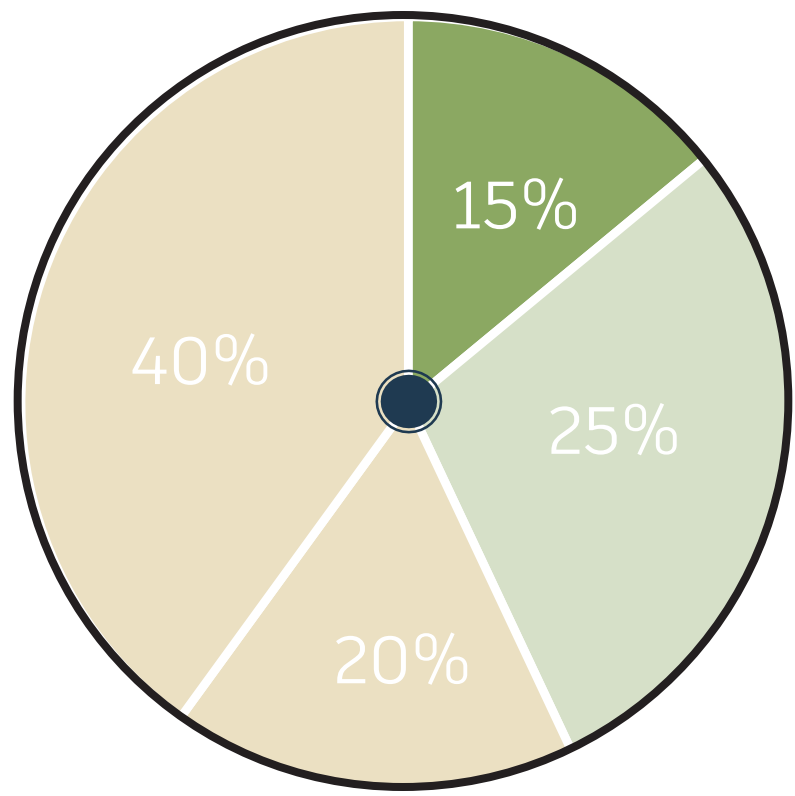
"AN ICONIC THEATRE IN LISBON
BROUGHT BACK TO LIFE"

This project consists of a well known landmark building, as it was the first theatre to open approximately 100 years ago just off the timeless Avenida da Liberdade in Lisbon.

The charming Portuguese Pombalino architecture of the main facade along with a 20 meters high ceiling and spacious atmosphere make for the perfect venue to host an international high-end restaurant and chef. The restaurant is set to be a must-try and must-see location in Lisbon for locals and tourists alike.



SECURED



RESTAURANT THEATRE LIBERDADE

"AN ICONIC THEATRE IN LISBON BROUGHT BACK TO LIFE"

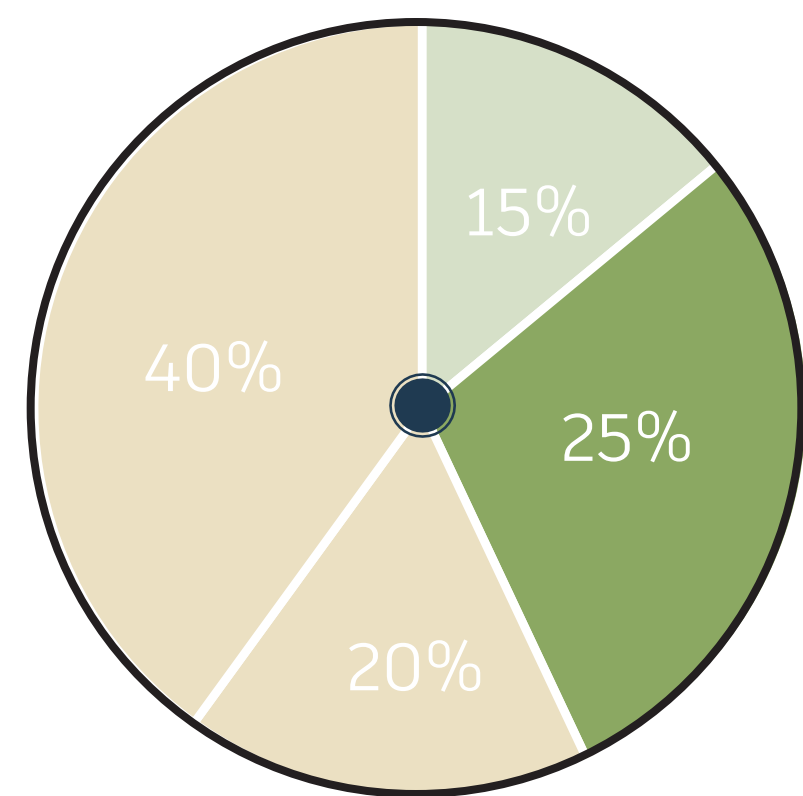
PRIME ASSET ✓

PRIME LOCATION ✓

DEVELOP & RENT + SELL ✓

OPPORTUNITY	STRATEGY	FIGURES *																								
<p>As Lisbon becomes increasingly popular across tourism and relocation, the need for more high-end restaurants with magnitude and interesting concepts have increased. The Portuguese nationals also feel the need to partake in fine dinning and scenery.</p> <p>There is a large demand in Lisbon for establishments like this with a few competitors.</p>	<p>Transforming an iconic venue into a restaurant while keeping the same theatre concept will make for a one of a kind dining experience.</p> <p>The building has been secured and contacts have been set to ensure the most prestigious tenant and chef to begin operating by 2nd semester of 2022.</p> <p>The facility will be rented to an international operator that will pay monthly rent to the fund, which will feed the target coupon return. At maturity, the profit generated by the sale of the project will contribute to the overall performance return.</p>	<table><tr><td>Project Type</td><td>Restaurant</td></tr><tr><td>Investment</td><td>€ 5.5 Million</td></tr><tr><td>Area</td><td>906 M²</td></tr><tr><td>Construction Licensing</td><td>Approved</td></tr><tr><td>Business Model</td><td>Rent 2022-27, Sell 2027</td></tr><tr><td>Development Costs</td><td>Tenant´s Responsibility</td></tr><tr><td>Contract Type</td><td>Rental Contract</td></tr><tr><td>Initial Rent 2022</td><td>€ 23,000 per Month</td></tr><tr><td>Final Rent 2027</td><td>€ 33,000 per Month</td></tr><tr><td>Total Rental Income 2022-27</td><td>€ 1.9 Million</td></tr><tr><td>Forecasted Selling Price 2027</td><td>€ 9.3 Million</td></tr><tr><td>Final Estimated Profit</td><td>€ 3.8 Million</td></tr></table>	Project Type	Restaurant	Investment	€ 5.5 Million	Area	906 M²	Construction Licensing	Approved	Business Model	Rent 2022-27, Sell 2027	Development Costs	Tenant´s Responsibility	Contract Type	Rental Contract	Initial Rent 2022	€ 23,000 per Month	Final Rent 2027	€ 33,000 per Month	Total Rental Income 2022-27	€ 1.9 Million	Forecasted Selling Price 2027	€ 9.3 Million	Final Estimated Profit	€ 3.8 Million
Project Type	Restaurant																									
Investment	€ 5.5 Million																									
Area	906 M²																									
Construction Licensing	Approved																									
Business Model	Rent 2022-27, Sell 2027																									
Development Costs	Tenant´s Responsibility																									
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* These figures are forecasted estimates. They are not guaranteed.



HOTEL 5-STAR LIBERDADE

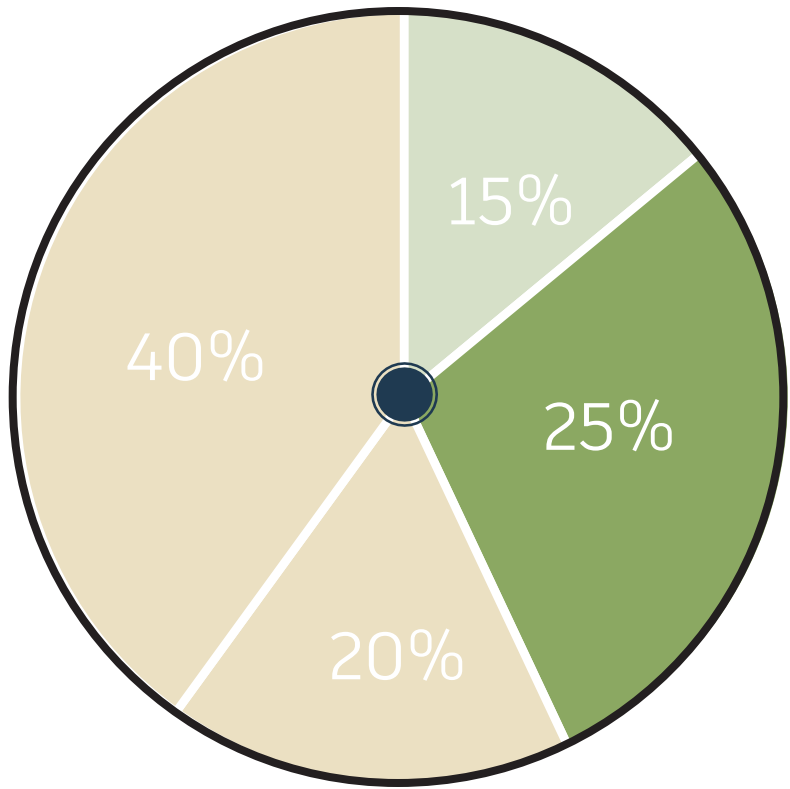
"ONE OF THE MOST EXQUISITE BOUTIQUE HOTEL IN TOWN"

A 5-star boutique hotel on Avenida da Liberdade, which is the most exclusive avenue in Lisbon and walking distance from all the important sightseeing spots in the historical part of the city.

The hotel will offer stunning panoramic views overlooking the city, castle and Tagus River.

There will be 50 spacious rooms starting at 36M² and the best hospitality service run by a prime international operator. It will make this hotel a home away from home with all the comforts and services a client could ask for.





HOTEL 5-STAR LIBERDADE

"ONE OF THE MOST EXQUISITE BOUTIQUE HOTEL IN TOWN"

PRIME ASSET ✓

PRIME LOCATION ✓

DEVELOP & RENT + SELL ✓

OPPORTUNITY	STRATEGY	FIGURES *
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As there is a need for more high-end restaurants, there is also a need for sophisticated 5-star boutique hotels that actually assure the highest level of excellence.

The number of upper level internationals as well as nationals visiting Lisbon has increased exponentially over the years and a higher demand from the hotel industry has been felt in terms of accommodations, amenities and services.

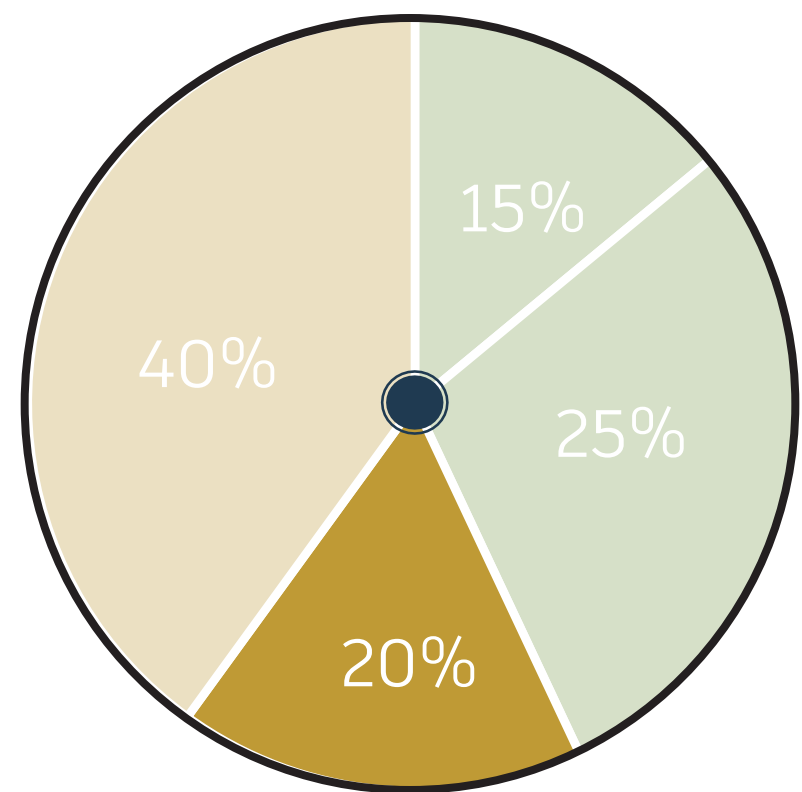
The aim is to provide a luxury hotel that is known for its unique signature experience, which dignifies the grand avenue to which it´s located on, Avenida da Liberdade.

The development is set to begin early 2022 with 24 months of construction. Contacts have been done with an exquisite international hotel operator.

The fund will receive annual earnings from the hotel, which will feed the yearly target coupon return. The fund will also profit from the sale of the project at maturity, which will contribute to the overall performance return.

Project Type	Hotel
Investment	€ 6.9 Million
Area	4,500 M²
Construction Licensing	Pending
Business Model	Rent 2024-27, Sell 2027
Development Costs	€ 5.1 Million
Contract Type	Rental Contract
Total Rental Income 2024-27	€ 3.3 Million
Forecasted Selling Price 2027	€ 15.6 Million
Final Estimated Profit	€ 3.6 Million

* These figures are forecasted estimates. They are not guaranteed.



RESIDENTIAL CAMPO DE OURIQUE

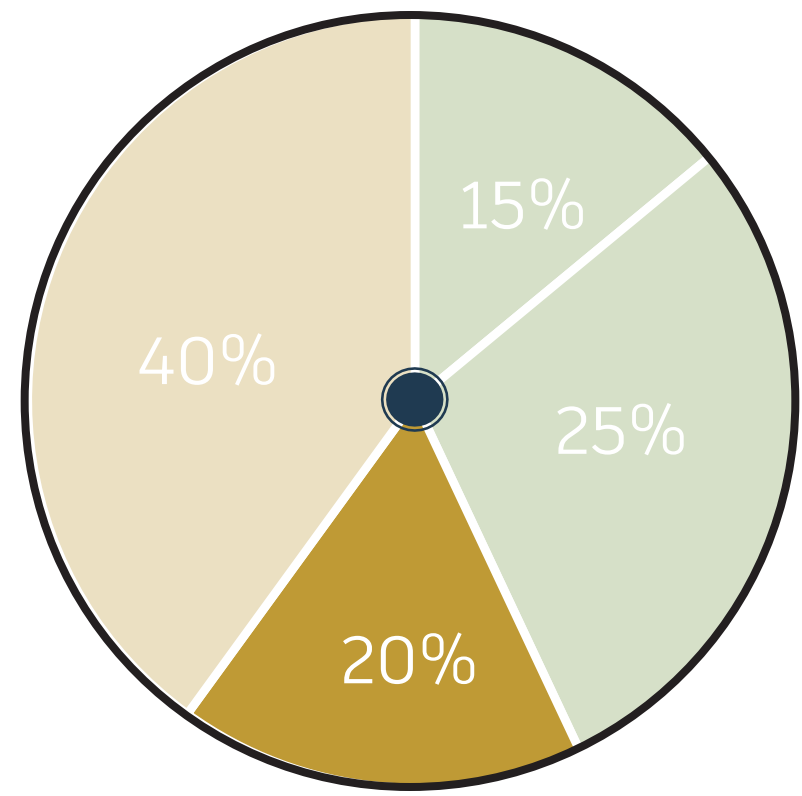
"THE FEELING OF THE ATLANTIC COAST IN LISBON CENTRE"

Campo de Ourique residential development will be a one of a kind project with 10 sophisticated villas just off the trendy Rua Ferreira Borges and Amoreiras Shopping Centre. A private condominium oasis with the feeling of the Atlantic coast right in the centre of Lisbon.

The villas start at 300M² across multi levels, each with a private rooftop swimming pool, elevator and green areas. The essence of tranquility in the city centre.

The property also includes one building, which will hold 10 modern apartments with the same look and feel as the villas.





RESIDENTIAL CAMPO DE OURIQUE

"THE FEELING OF THE ATLANTIC COAST IN LISBON CENTRE"

PRIME ASSET ✓

STRATEGIC LOCATION ✓

DEVELOP & SELL ✓

OPPORTUNITY	STRATEGY	FIGURES *
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As Brexit, US polarization, Turkey’s political situation, amongst other geopolitical factors drive upscale clients to Lisbon, the demand for large stand-alone residences in Lisbon city centre has increased.

Additionally, as the Portuguese economy thrives there has also been an up tick in nationals looking for these city homes.

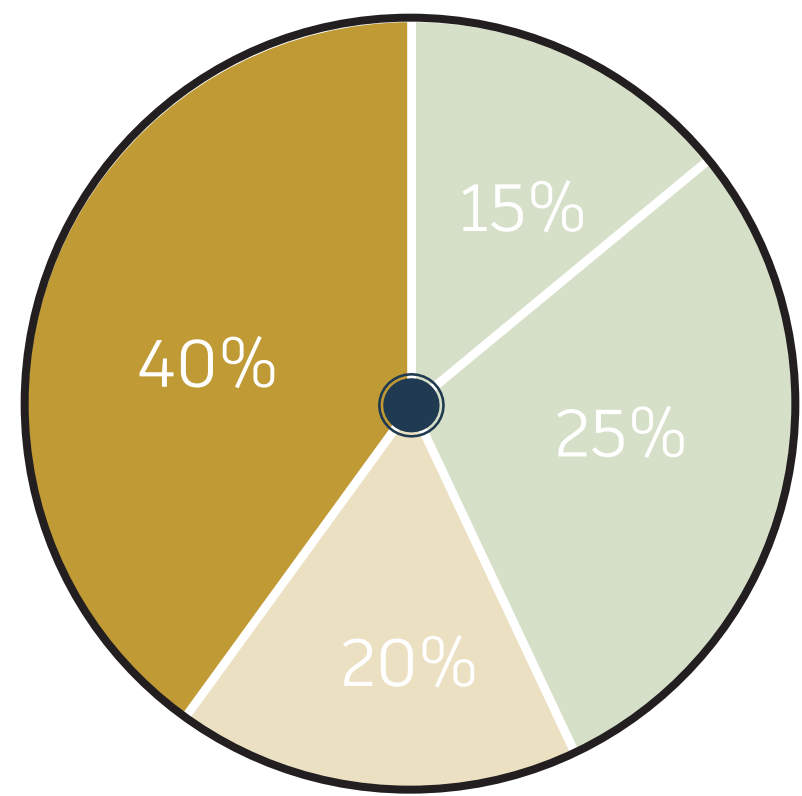
The plan is to develop large private homes with stunning architecture and landscaped areas within a private condominium. Calmness and comfort in the city centre, in a great area of Lisbon, Campo de Ourique. Just a few minutes away from traditional markets and commerce, international schools, shopping centre and with direct access to the beaches.

This project has been secured and development is set to begin in the 3rd quarter of 2021 with 24 months to develop.

This project generates earnings through the sale of the units.

Project Type	Residential
Investment	€ 6.9 Million
Area	5,000 M²
Construction Licensing	Approved
Business Model	Start Sales 2021
Development Costs	€ 5.6 Million
Total Sales	€ 18.2 Million
Final Estimated Profit	€ 5.7 Million

* These figures are forecasted estimates. They are not guaranteed.



RESIDENTIAL CAPARICA COAST

"THE BEACH LIFE JUST 15 MINUTES AWAY FROM LISBON"

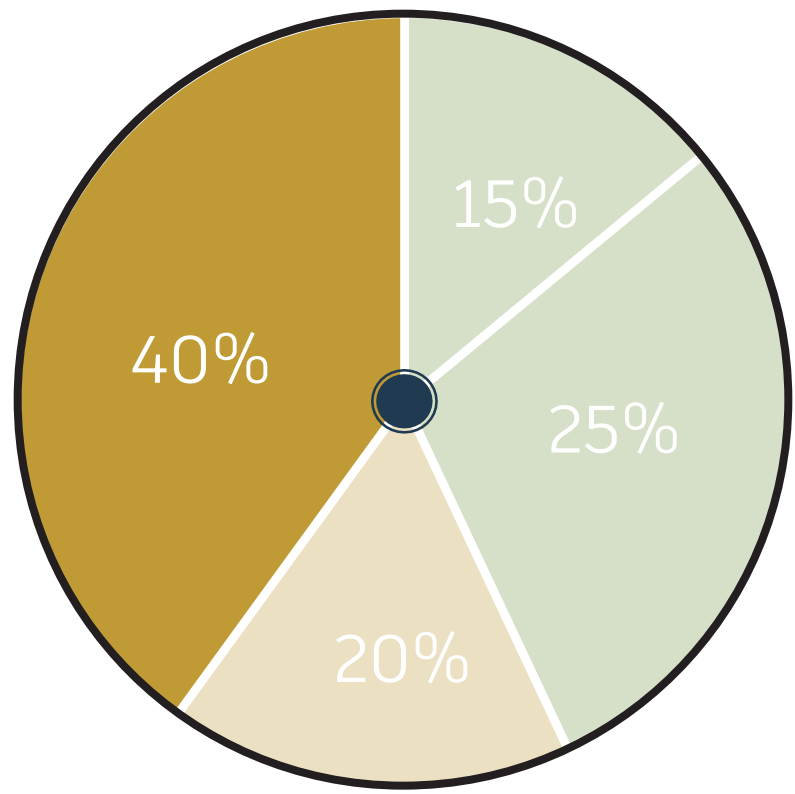
The residential development of Caparica is located in a stunning beach side location, just 15 minutes from Lisbon city centre.

This project will encompass villas and apartments. All the residences will be spacious, modern and full of sunlight. Each unit will have outdoor space, swimming pool, balcony or garden. There will also be a sports centre and a school on site.

This exclusive project offers an outstanding quality of life with a view over the ocean, near the city centre with opportunistic purchase values.



PIPELINE



RESIDENTIAL CAPARICA COAST

"THE BEACH LIFE JUST 15 MINUTES AWAY FROM LISBON"

PRIME ASSET ✓

STRATEGIC LOCATION ✓

DEVELOP & SELL ✓

OPPORTUNITY	STRATEGY	FIGURES *
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With international factors that have driven many to relocate their lives in Lisbon over the past years, 2020 also shifted real estate interests towards residences located outside of the city centre with more space and outdoor activities.

Both Portuguese and foreigners are looking for this kind of residential opportunities.

The scenic area of Caparica will host "Caparica Residences" in an upcoming and trendy beach area considered the new Santa Monica, yet still near the city of Lisbon.

The development is on a large-scale, therefore the development will have 3 phases across 7 years with continuous sales over the period. There will be various options such as villas and apartments.

This project generates earnings at the end of the fund through the sales of the units.

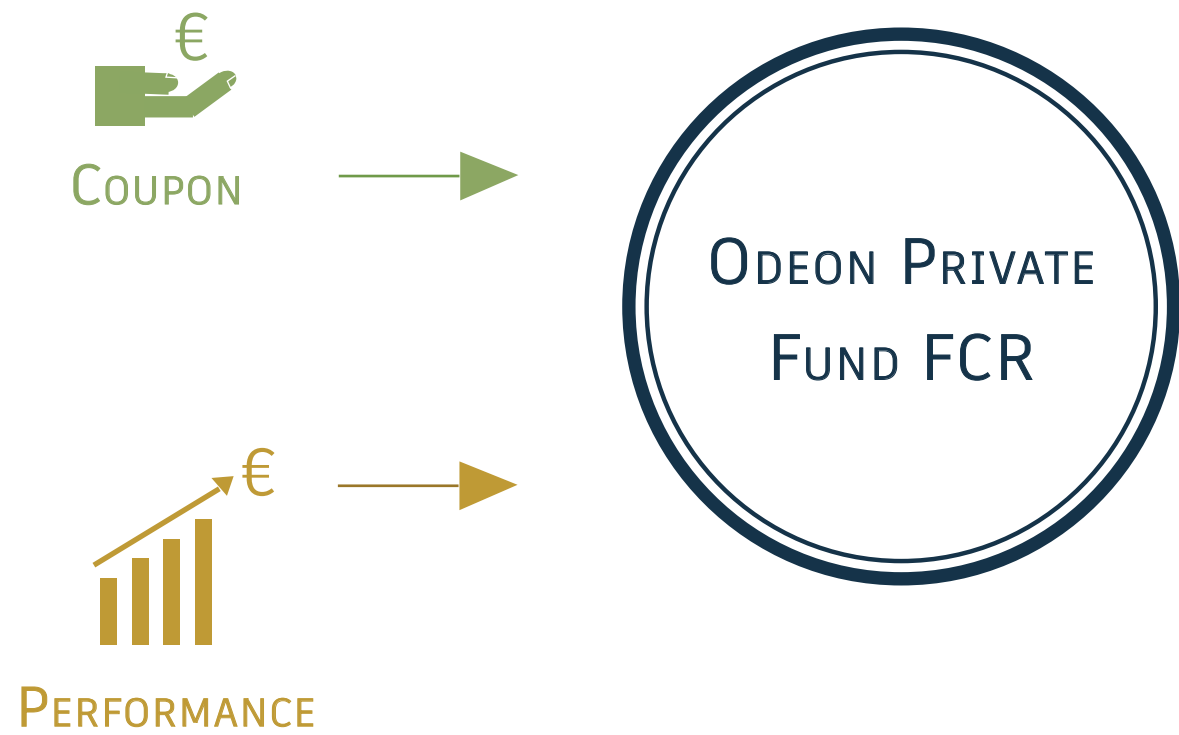
Project Type	Residential
Investment	€ 13.3 Million
Implantation Area	22,000 M²
Construction Licensing	Approved
Business Model	Start Sales 2021
Development Costs	€ 39.1 Million
Total Sales	€ 71.4 Million
Final Estimated Profit	€ 19.0 Million

* These figures are forecasted estimates. They are not guaranteed.

Optimized Timings & Monetary Flows*




The first annual target coupons will be generated from the sales of the residential projects, afterwards the Restaurant and Hotel will begin to operate and will henceforth pay the target coupon until the maturity of the fund. In the final year of the fund, the performance return will be delivered with the sale of the entire portfolio of projects.

	Maturity	2021	2022	2023	2024	2025	2026	2027
Restaurant Theatre - Liberdade	7 Years	Construction		RENTAL INCOME				SALE PROJECT
Hotel - Liberdade	7 Years	Construction			RENTAL INCOME			SALE PROJECT
Residential - Campo de Ourique	3.5 Years rolling	Construction + SALES UNITS			Construction + SALES UNITS			
Residential - Caparica	7 Years	Construction + SALES UNITS						



* This is a timeline forecast, which may vary due to various factors including opportunistic and economic.

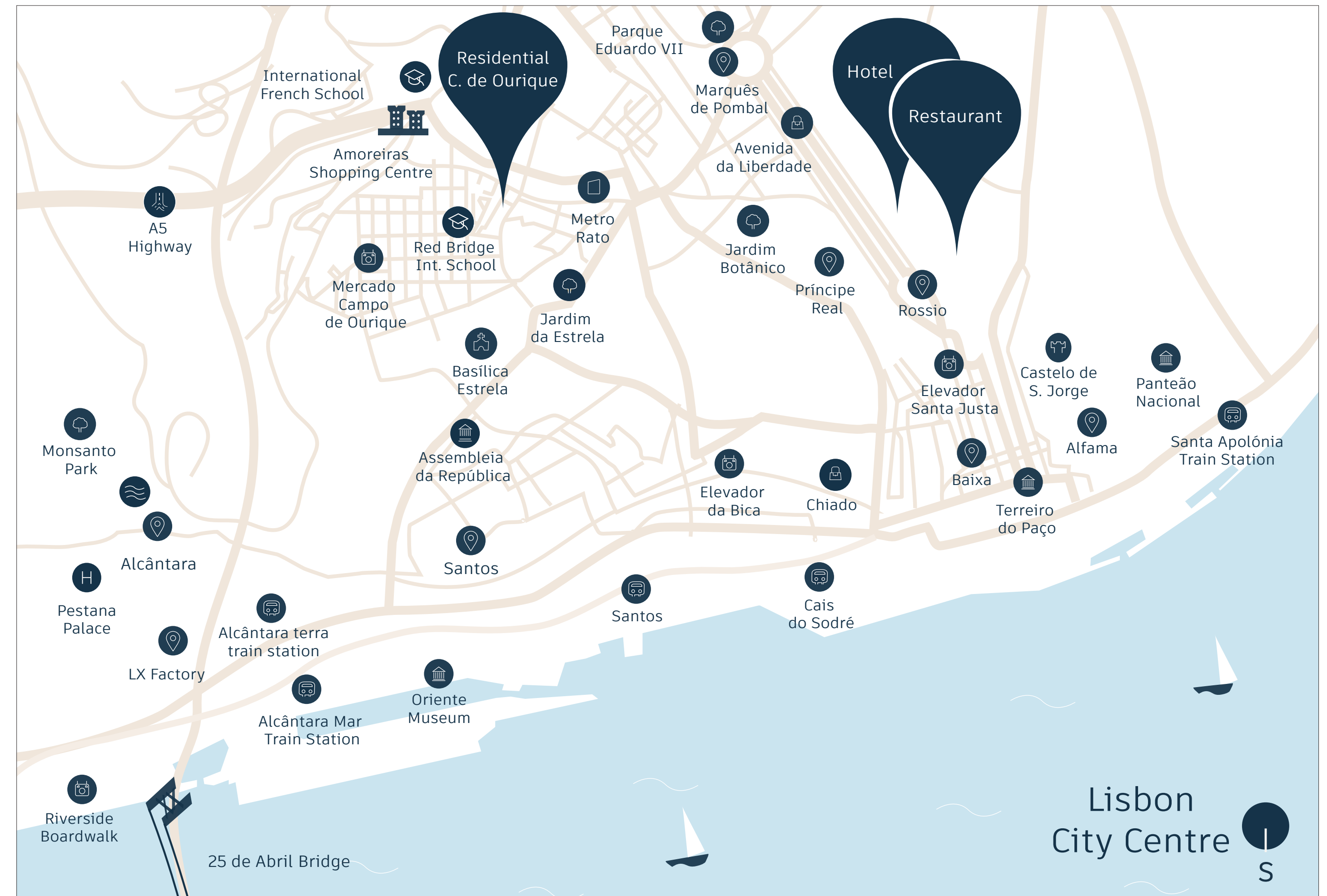
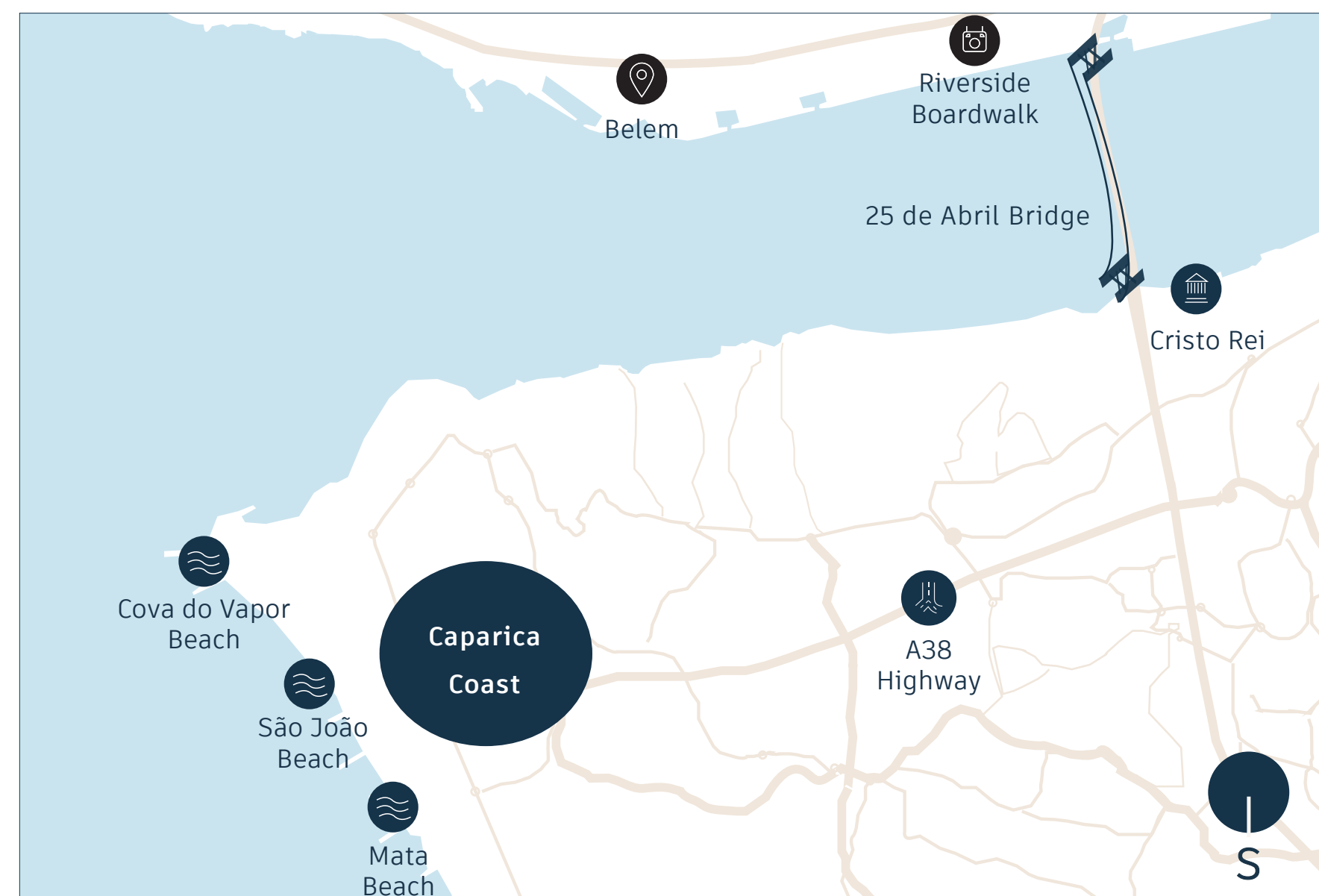
Low Risk, High Conservative Fund Projects

Projects	Competitive Acquisition Price	Licensing Approved	Prime Location	Business Model	Rental price/ Selling value	Target Annual Coupon Return	Upside Return	Risk Level	Capital Preservation
 RESTAURANT LIBERDADE	✓	✓	✓	Rent, Sell	Conservative	✓	✓	Low	High
 HOTEL LIBERDADE	✓	Pending	✓	Rent, Sell	Conservative	✓	✓	Low	High
 RESIDENTIAL C. DE OURIQUE	✓	✓	✓	Sell	Conservative	✓*	✓	Low	High
 RESIDENTIAL CAPARICA	✓	✓	Strategic	Sell	Conservative	✓*	✓	Low	High

PROJECTS IN PRIME LOCATIONS

Three projects are located in Lisbon center and one is just outside the city, yet still within the Greater Lisbon area.

Each of these projects were selected for their great location and their untapped potential.



15 minutes

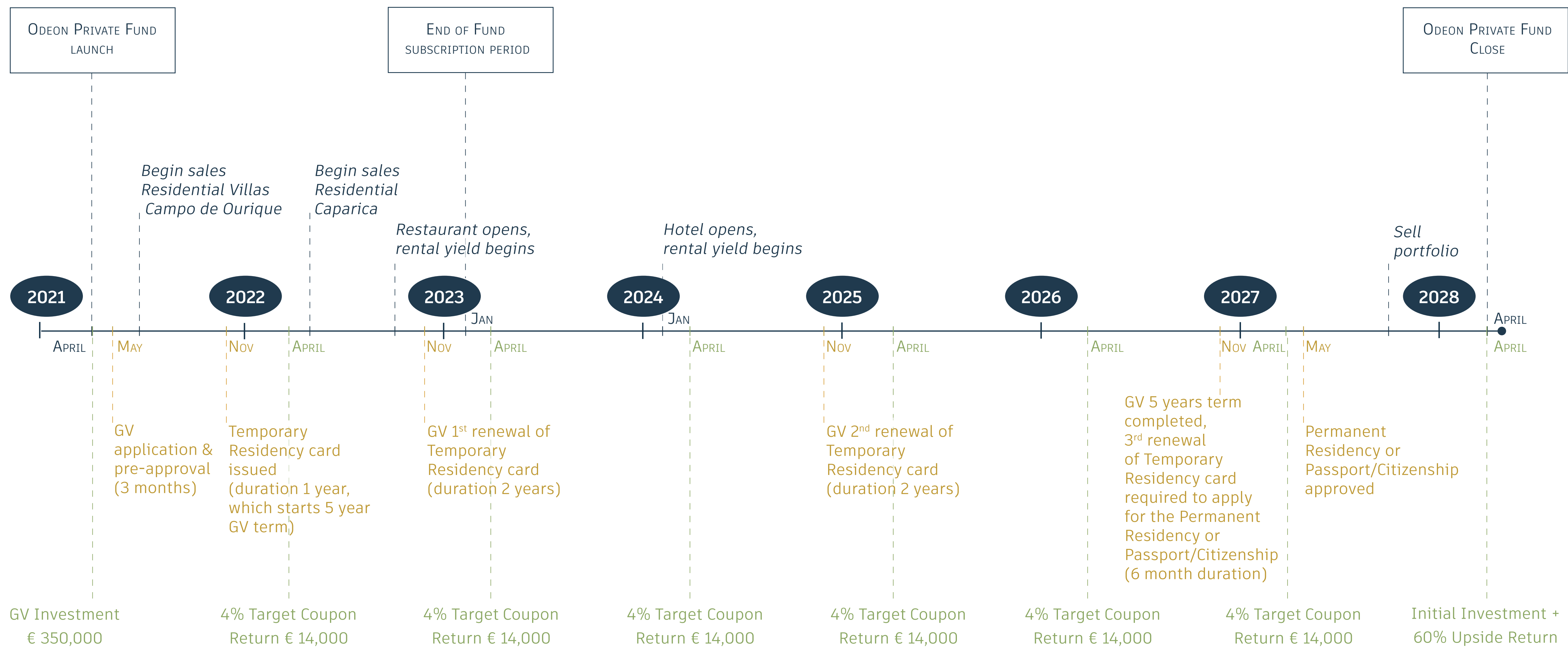
FUND TERMS^{*}

FUND NAME	ODEON PRIVATE FUND FCR
FUND LAUNCH	APRIL 2021
ISIN CODE	PTSFMHIM0008 (CLASS A)
TYPE	CLOSED-END PRIVATE EQUITY FUND REGULATED BY THE PORTUGUESE SECURITIES MARKET COMMISSION (CMVM)
INVESTMENT SCOPE	INVESTING INTO COMPANIES DEVELOPING AND HOLDING PRIME REAL ESTATE ASSETS IN PORTUGAL
SUBSCRIPTION PERIOD	21 MONTHS
FUND MATURITY	FIXED 7 YEARS (INCLUDING SUBSCRIPTION PERIOD) ¹
MINIMUM PARTICIPATION	€ 150,000
MAXIMUM FUND SIZE	€ 50 MILLION
OVERALL TARGET RETURN	NET 11% P.A. ²
YEARLY TARGET COUPON	NET 4% P.A. ³
MANAGEMENT FEES	1% P.A. ⁴ (NOT PAID BY INVESTOR)
SUBSCRIPTION FEE (ONE-OFF)	€ 3,500 (PAID BY INVESTOR)
EXIT AND UPSIDE SHARING	THE FUND WILL INVEST IN COMPANIES IN WHICH FUND UNIT HOLDERS WILL BE ENTITLED TO 60% OF THE PERFORMANCE AT EXIT ⁵



1. The fund could be extended upon the decision of the Fund’s General Assembly.
2. The target rate of return is not guaranteed.
3. The fund may distribute available profit to investors on an annual basis.
4. Yearly management fees are calculated over €40 million fund value, including VAT and stamp duty on expenses with the following details: Management Fees: fixed commission of €9.225/month and variable commission of 0.5% until €20 million, and 0.35% over €20 million; CMVM Fees: 0.0072% with a minimum amount of €600 charged bi- annually; Millennium BCP Depository Bank Commission: 0.08% with a minimum amount of €7,000 per year; Interbolsa Expenses: €400 per distribution; Interbolsa Maintenance Fee: 0.00213% (annual nominal fee) accrued over the Values of Paid Up Capital of the Fund > €5,000,000 and ≤ €50,000,000, with a maximum amount of €959.
5. The 60% performance is deducted from all previously paid coupons.
^{*} More information available in the Management Regulation documentation.

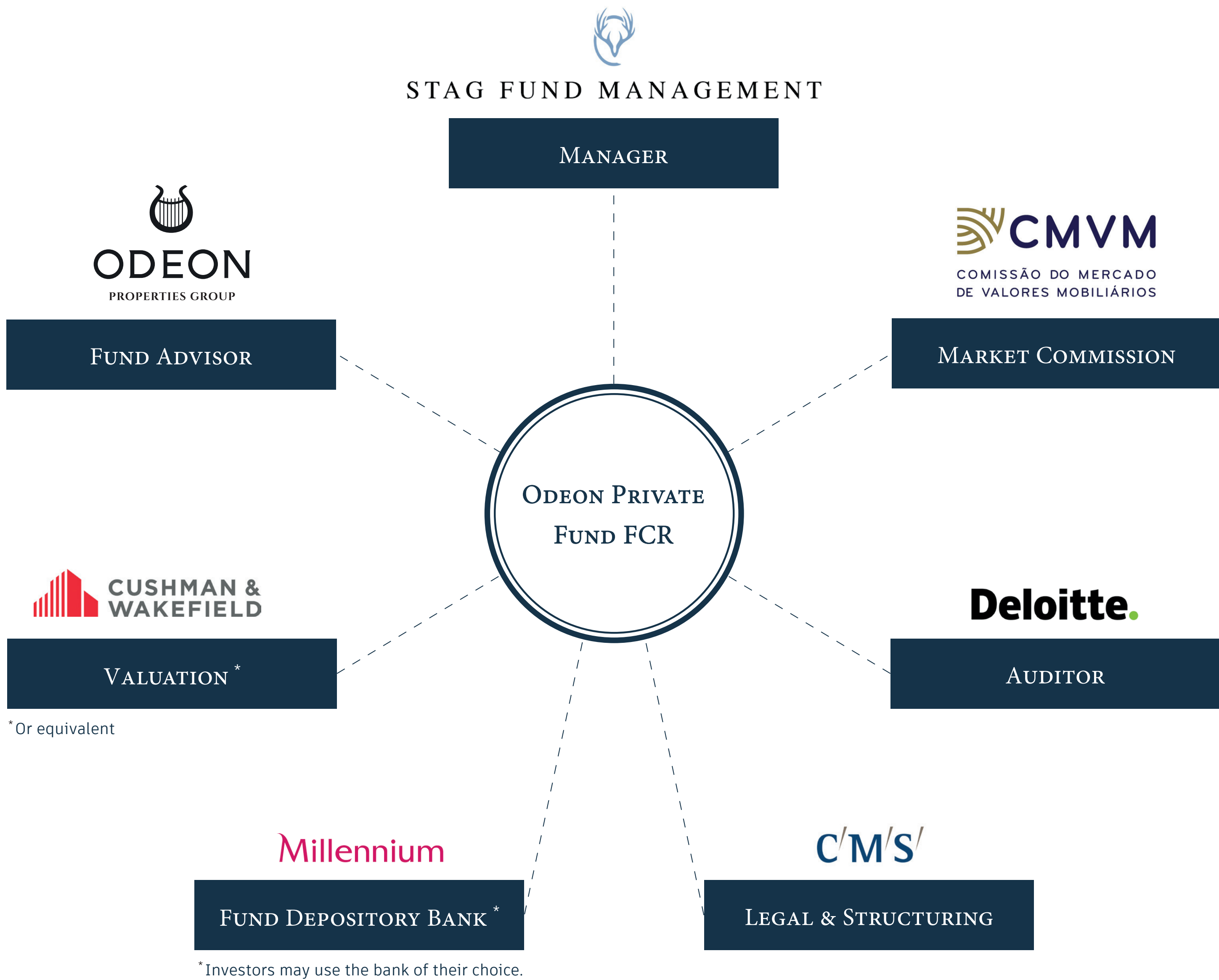
FUND TIMING COINCIDES WITH GOLDEN VISA PROCESS



* Estimated timelines and target returns, capital is not guaranteed.

BEST-IN-CLASS TEAM

Odeon Private Fund is managed by STAG and composed of various professional groups, each experienced in their specific field of work and approved by the Portuguese Securities Market Commission (CMVM).



INTERNATIONAL FUND MANAGER | STAG FUND MANAGEMENT



STAG FUND MANAGEMENT SCR S.A.

STAG is a management company specialized in private equity and venture capital funds. STAG's team of professionals combine over 30 years experience in dealing with private equity, corporate restructuring and corporate finance.

STAG is part of the Dixcart Group, an international organization with over 40 years of experience and an established expertise in fund administration, private wealth, corporate finance, tax and immigration management. With over 200 professionals operating international offices across Portugal, United Kingdom, Switzerland, Nevis, Malta, Isle of Man, Guernsey, Cyprus and South Africa.

In particular, Dixcart has assisted with over € 100 Million Golden Visa investments in Portugal and globally supported over 500 families with their residence, citizenship and relocation requirements.

The company is registered and regulated by the Portuguese Securities Market Commission (CMVM).

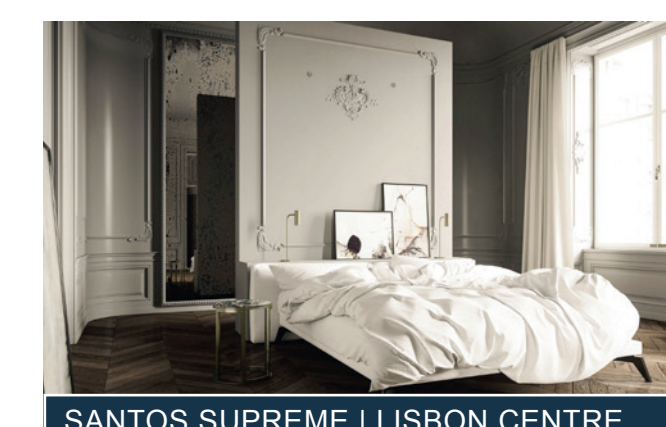
LEADING FUND ADVISOR | ODEON PROPERTIES GROUP

As a pioneer, since 2013 Odeon Properties Group has put great emphasis into bringing the most ambitious projects to the real estate market to create a prosperous and lasting footprint. With this, Odeon Properties Group has become one of the leading developers in Lisbon.

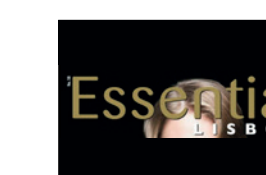
The group's track record and stellar reputation has made the company highly sought after from investors, partners and clients.

Media outlets have also taken notice and interest on the company for their notable industry presence.

Real Estate Track Record - Lisbon Focused



Unsolicited Media Coverage



ODEON PROPERTIES GROUP PROJECTS LOCATIONS

Odeon Properties Group is consistently scouting its home market for smart business opportunities. A thorough analysis and at times, lengthy negotiations are done to ensure a healthy and profitable business model.

Only projects in prime locations or with a strong market demand along with a solid strategy for the ever evolving market are hand selected to join the group's winning portfolio.

Every finished development is a stamp of the company's vision and efforts in making Lisbon a tier 1 European city.



ODEON PROPERTIES GROUP | PROVEN TRACK RECORD

- ▶ Dedicated management team with proven track record;
- ▶ 8 years track record of profitable investments solely focused in Portugal;
- ▶ Large portfolio of iconic developments;
- ▶ Steady return with 15.5% IRR delivered to investors year-over-year;
- ▶ Total of € 60 Million investment done across 10+ projects;
- ▶ Total sales of € 80 Million;
- ▶ Senior team responsible for executing the projects;
- ▶ Successful partnerships with Family Offices, HNWI and third party funds.

15.5%
Yearly

€ 60M
Invested

€ 80M
Revenue

WRAP-UP

- ▶ Fund Manager and Fund Advisor both with solid experience in fund creation, management and delivering performance;
- ▶ A transparent and conservative fund with a clear business strategy and a confident 11% target return on investment per year, including 4% annual target coupon;
- ▶ Diversified fund of prime projects focused in the safest investment segment: Real Estate;
- ▶ 1 fund with 4-7 projects in Lisbon to maintain focus, quality and insure profitability;
- ▶ Assets acquired at competitive values initiate the business model baseline;
- ▶ Golden Visa eligibility along with capital preservation and feasible returns on investment are at the heart of the strategy.



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STAG FUND MANAGEMENT SCR S.A.

FUND SUBSCRIPTION & GOLDEN VISA PROCESS

Investors are recommended to have the legal representation of their choice in Portugal for the Fund Subscription and Golden Visa Temporary Residency processes.

If the investors prefer, they may do most of these processes remotely with the assistance of their lawyer, which means the minimum time spent in Portugal could be 38 days:

- ▶ 1 day stay for the Golden Visa biometric appointment (done 3 times, prior to card issued and for each card renewal);
- ▶ 7 days stay per year for the Golden Visa 5 years term.



FUND SUBSCRIPTION PROCESS STEP BY STEP

To initiate the Subscription process, the investors (or legal representatives) should communicate with STAG Fund Management. STAG will then send documents to be filled out along with a list of documents to provide.

Client signs documents :

- ▶ Reservation Fee Letter;
- ▶ Subscription Form;
- ▶ Investor’s Letter;
- ▶ Source of Funds Statement;
- ▶ Management Regulations;
- ▶ KYC Forms.

Client provides documents* :

- ▶ Valid certified Passport copy;
- ▶ Portuguese fiscal number (NIF);
- ▶ Certified proof of address;
- ▶ Source of wealth documents;
- ▶ Certified proof of occupation;
- ▶ Portuguese bank details;
- ▶ CV.

Investor’s lawyer may obtain a NIF for the client or the investor may go to a local Registry/Finanças office (or by mail or online). A valid passport (or certified copy) and a certified proof of address are necessary to obtain the NIF. The client must also choose a Portuguese tax representative for communication purposes.

Investor’s lawyer may open a bank account or the investor may go to a local bank (or online with certified documents). A valid Passport (or certified copy), certified proof of address, certified proof of income, NIF and a phone number that receives SMS are necessary to open a bank account.

After STAG validates the Subscription documents, the investors should make the bank transfer for the Investment (€ 350K) and Subscription fee (€ 3,500). STAG will then issue a Fund Subscription declaration, which will be used to initiate the GV application. With efficiency, this process takes 1-2 weeks.

GOLDEN VISA PROCESS STEP BY STEP

1. Investors must have a NIF and local bank account;
2. Make Fund Investment (€ 350K) and retain it in Portugal for at least 5 years;
3. Gather all required documentation from country of origin and have it all legalized (e.g., with an apostille of the country of origin), translated into Portuguese less than 90 days before the submission of the online application;
4. Gather necessary documentation in Portugal along with proof of investment (Fund Subscription declaration);
5. Fill out, upload documentation and submit the Golden Visa application for Temporary Residency on the SEF website;
6. The main applicant can include their spouse, their children under 18 years old, their dependent adult children who are full-time students up to 26 years old and not married, dependent parents of either spouse, any other dependents (e.g. such as minor siblings) to their application;
7. Pay an application processing fee of € 533.90 for the main applicant (plus € 83.30 for each additional family member);
8. Wait until SEF sends a pre-approval and then schedule 1 in-person biometrics appointment (fingerprints, etc.) and bring the original documentation (done for each applicant);
9. After the final approval a payment of € 5,336.40 is due for each applicant;
10. Temporary Residency card is issued and valid for 1 year with 7 days mandatory stay. This initiates the Golden Visa 5 years term.
11. This process should be renewed (90 days before the current residence card expires) 3 additional times, each time valid for 2 years with 7 days mandatory stay per year (or 14 days combined).
12. During the renewal process, all the applicants will pay a re-processing fee of € 533.90 for the main applicant (plus € 83.30 for each additional family member), redo their biometrics, provide up-to-date criminal records and pay an approval fee of € 2,668.20 for each applicant.
13. After the 5th year, the applicant should do a 3rd Temporary Residency renewal and in tangent apply either for Permanent Residency or Passport/Citizenship (otherwise they may continue renewing the Temporary Residency ever 2 years).

* Fees and values may change year-to-year.

GOLDEN VISA APPLICATION DOCUMENTS

To initiate the Golden Visa Temporary Residency process, the investors (or legal representatives) may fill out, upload documentation and submit the application on the SEF website.

Client provides documents:

- ▶ Documentation relating to the fund investment (Fund Subscription declaration);
- ▶ NIF and bank account details;
- ▶ Valid certified Passport copy;
- ▶ Legal evidence of presence in Portugal (visa, entry stamps, etc.);
- ▶ Proof of coverage either by the Portuguese public health system or private primary health insurance that covers length of residency;
- ▶ Criminal records from country of origin, and/or from the country (or countries) of current residency for more than a year;
- ▶ Completing a form that authorizes SEF to retrieve Portuguese criminal records;
- ▶ A sworn statement accepting all the GV Investment requirements (retain €350K investment in Portugal for at least 5 years);
- ▶ Documents showing a good standing with the Portuguese Tax and Customs Authority and Social Security;
- ▶ Proof of payment receipt for all application fees.

FUND & GOLDEN VISA SNAPSHOT*

	Initial Investment	Investment Target Return	GV Card Duration (all applicants)	Biometrics Meeting (all applicants)	Mandatory Stay (all applicants)	Subscription Fee / Application Processing Fee	Application Approval Fee (all applicants)	Legal Assistance Fees	Documentation Processing Fees	Travel Fees	Lifetime Benefits
Fund Investment	€ 350,000	11% per year	x	x	x	€ 3,500.00	x	vary	vary	x	Citizenship & Target Return
GV Temporary Residency Card Issued	x	x	1 year	1 day	7 days per year	€ 533.90 Main Applicant (€ 83.10 / family member)	€ 5,336.40	vary	vary	vary	Citizenship & Target Return
GV Temporary Residency 1 st Renewal	x	x	2 years	1 day	7 days per year (or 14 days / 2 years)	€ 533.90 Main Applicant (€ 83.10 / family member)	€ 2,668.20	vary	vary	vary	Citizenship & Target Return
GV Temporary Residency 2 nd Renewal	x	x	2 years	1 day	7 days per year (or 14 Days / 2 years)	€ 533.90 Main Applicant (€ 83.10 / family member)	€ 2,668.20	vary	vary	vary	Citizenship & Target Return
After 5 Years Golden Visa Term	x	x	Client may choose to continue renewing Temporary Residency, get Permanent Residency or get the Passport/Citizenship.					vary	vary	vary	Citizenship & Target Return

* Fees and information may change year-to-year and whether there is legal representation and the amount of legal assistance requested.



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