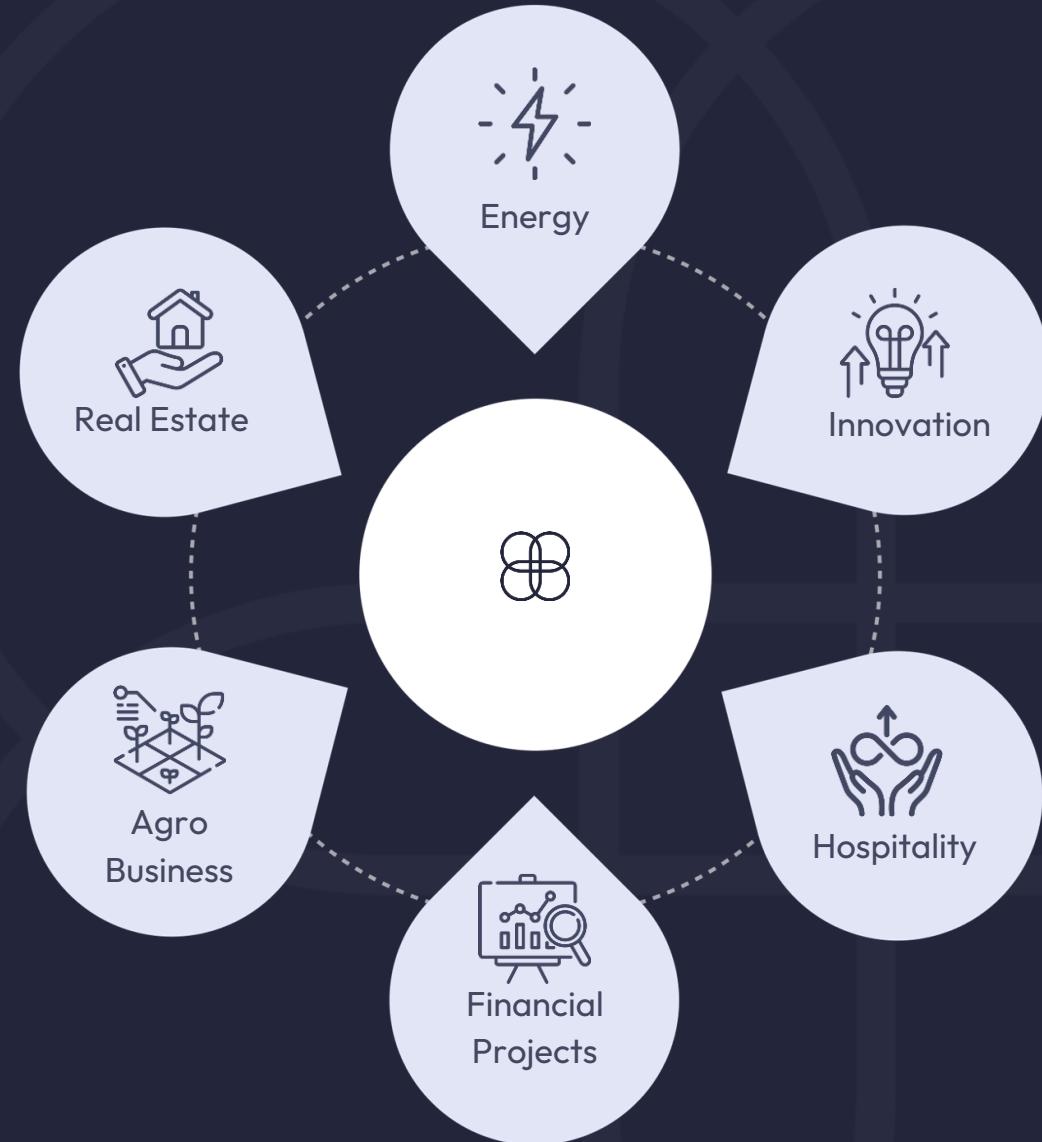




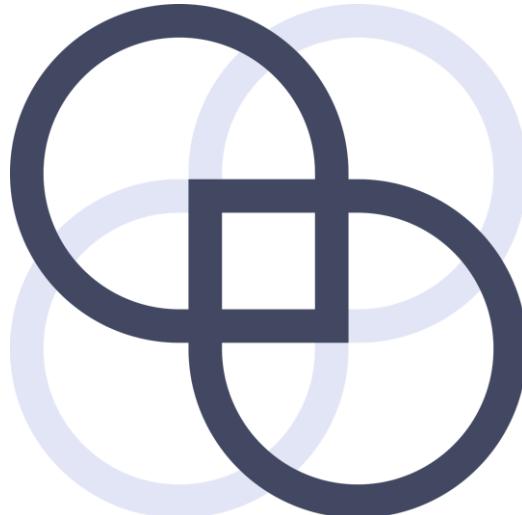
## Our Story

Since 2014, Quad Capital has been a leading force in venture capital and private equity. Registered and regulated by CMVM, we leverage our team's deep expertise to drive impactful investments and deliver exceptional value.

Our commitment is simple: to harness our deep knowledge and strategic vision to drive remarkable results and capitalize on the potential of every investment.



## Our Story



### Business and Investment leadership

Extensive management background in leading Tier 1 companies across private equity, energy, banking, telecom, real estate, consulting and hospitality.



### 15% return

Average returns from funds previously overseen by our executive management team.



### > 30 years of management team expertise

Proven track record in venture capital and with leading institutions such as Fomentinveste and JP Morgan.



### > €350 million under management (AUM)

Funds managed directly by Quad Capital Partners.



### Unmatched expertise and strategic insight

Extensive experience in business and M&A, with strong sector knowledge and operational skills to confidently handle any challenge.

## Our Partners

Banks



Auditors



04

# Hospitality Fund



## Hospitality Fund

launched its Hospitality fund, targeting €125 million, for top-tier hotel and residence assets in Portugal, with a strategy centered on enhancing and expanding operational properties, financing hotel management companies and tourist accommodation companies.



## Hilton Porto Metropolitan Area

The Hilton Serviced Apartments project is a major development within the Porto metropolitan area, combining luxury residential and hospitality components.

Hospitality seeks to invest in the operation and management of a hotel / serviced apartments asset in this project, in a collaboration with Hilton Home2 Suites.

### Project Highlights:

- Serviced apartment project by Hilton Home2Suites, offering extensive communal areas and gardens.
- 300+ serviced apartments, including guestrooms, studios, and 1-bedroom apartments.
- Just 15 minutes from Porto City Centre.
- Within 20 mins of Francisco Sá Carneiro Airport



## Hilton Acores

Hilton Acores is an exquisite 5-star luxury hotel by Hilton DoubleTree on the picturesque island of São Miguel, the largest island in the Açores archipelago.

### Highlights:

- Scenic landscapes and vibrant fishing villages
- Located in a popular destination with nearly one million annual visitors
- 8 minutes from Ponta Delgada (capital city) and 10 minutes from the airport
- Total valuation: 30 million euros
- EBITDA: 2 million euros



## Information Sheet

Fund Manager	
Hard Cap	€ 125.000.000
Minimum Investment	€ 100.000
Fund Term	10 years (Maturity: 2034) (Early exit option after 5 years)
Target Return	<b>10%</b>
Management Fee	1,5%
Depositary Bank	BNI Europa
Auditor	Kreston & Associados

## Hospitality

### Maximize your Investment

#### Investor advantages:

- Focus on high-growth sector in Portugal.
- Target annual return of 10%.
- Target annual dividend distribution.
- Clear and transparent income distribution, with no additional performance fees.

#### Investor-friendly terms:

- Minimum Investment: €100,000 (or €500,000 for Golden Visa participants).
- Management Fee: 1,5%
- No set up or subscription fees.
- Tax benefits for non-residents.

#### Golden Visa:

- Pathway to Portuguese residency and citizenship.
- Minimum stay requirements: 7 days per year or 14 days in two years.

\* The fund is registered and supervised by the CMVM.



05

# Portfolio

## Performance of funds

An example of our past fund performance in areas aligned with our current investment offerings demonstrates consistent returns

PROFITABILITY PU : NOMINAL VS JUN24



These values are subject to volatility throughout the development of the fund

