

MAGNIFYING YOUR INVESTMENTS



Magnifying investments through Private Equity & Venture Capital Funds and Real Estate Investment Vehicles, with a focus on value creation and disciplined execution.

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Private Equity

Food Retail

CERES I & II

EQUITY

Start: Jul 2024 End of Subscription: Jul 2027

66M€

✓ GOLDEN VISA Portugal

Travel, Leisure & Tourism

HAVEN

EQUITY

Start: Oct 2024 End of Subscription: Oct 2027

70M€

✓ GOLDEN VISA Portugal

Open-Ended

Conservative & Enhanced Portfolios

VALORIS

CAPITAL MARKETS

Start: May 2025 End of Subscription: N/A

30M€

✓ GOLDEN VISA Portugal

Private Syndicated

Travel, Leisure & Tourism

COSTA VICENTINA

HOSPITALITY SERVICES

Start: Jan 2025 End of Subscription: Jan 2028

50M€

✓ GOLDEN VISA Portugal

Travel, Leisure & Tourism

DA GAMA

EXCLUSIVE WINE AND HERITAGE EXPERIENCES

Start: Ago 2025 End of Subscription: Ago 2028

20M€

✓ GOLDEN VISA Portugal

Venture Capital

International Education

SHARING I

EQUITY

Start: Aug 2021 End of Subscription: Closed

52M€

✓ GOLDEN VISA Portugal

Logistics, Biomed, Industry & Services

NOVUS

VENTURE CAPITAL

Start: April 2024 End of Subscription: N/A

44M€

✓ GOLDEN VISA Portugal

SIC

Residential

SIC 355

PROPERTY INVESTMENT VEHICLE

5M€

✗ Not eligible for GOLDEN VISA Portugal

Residential

STATUS HEMISPHERE

PROPERTY INVESTMENT VEHICLE

7M€

✗ Not eligible for GOLDEN VISA Portugal

Ceres I & II

Food Retail

Start: Jul/2024

End of Subscription: Jul/2027

66M€



CERES I&I Equity

Food Retail

The purpose of the Fund is to invest (share deals) in majority stakes exclusively in small and medium-sized companies based in Portugal, as well as in their capitalization, with the aim of developing and manage the operation, directly or indirectly, through its own or third parties brand, of **Proximity Food Retail Units**.

The Brand

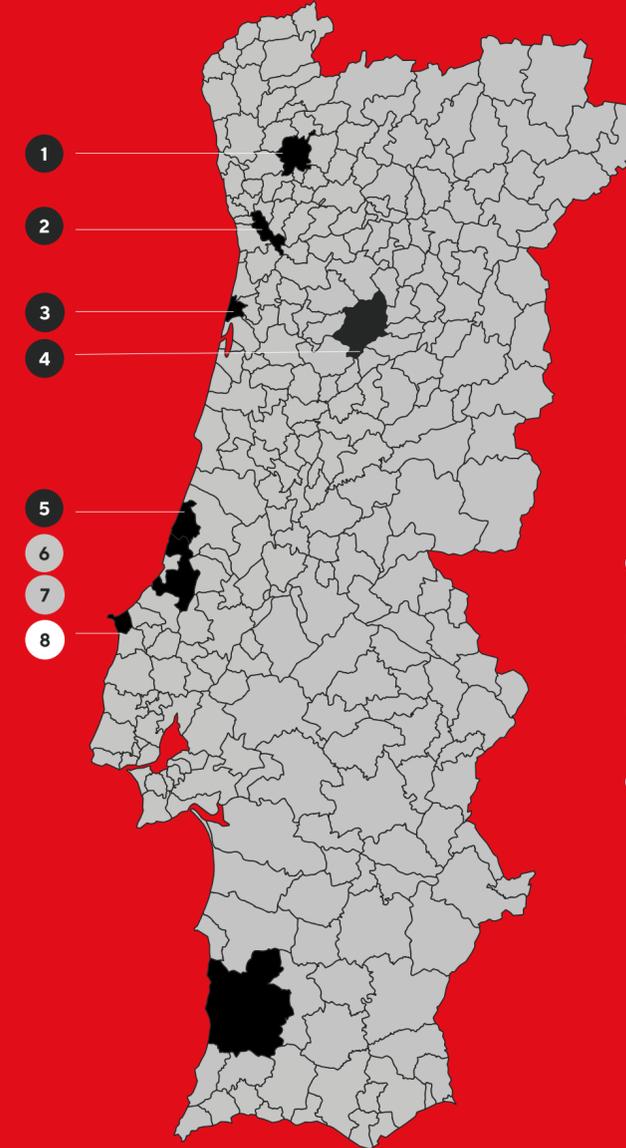
Part of the SONAE Group, Portugal's leading economic group and largest private employer, contributing over 4% to the country's GDP.



658 operated stores
€6.0bn turnover
4.3M weekly costumers

- #1 in Grocery Retail
- #1 in Healthy nutrition
- #1 in Grocery Retail e-commerce
- #1 in Para-pharmacies

Investment Strategy



1,2,3,4,5 already in operation
6,7 to open in 2026
8,9,10 to begin operations in 2027

- | | |
|---------------------|---------------------------|
| 1 Pevidém | 6 Bedita |
| 2 São Pedro da Cova | 7 São Martinho do Porto |
| 3 Cesar | 8 Atouguia da Baleia |
| 4 Viseu | 9 São Teotónio |
| 5 Marinha Grande | 10 Vila Nova de Milfontes |

Haven

Travel, Leisure and Tourism

Start: Oct/2024

End of Subscription: Oct/2027

70M€



Haven Equity

Travel, Leisure and Tourism

The purpose of the Fund is to invest in [travel, leisure and tourism business](#), with a geographic focus on the regions of Oporto, Lisbon, Algarve, Madeira and Azores.

The Brand

Founded in 2020, the Editorial Collection is based in 4 pillars: Local, Art, Sustainability, and Hospitality.



Currently with 2 hotels under construction and 12 in operation, each distinct from the others.

Lisbon

- The Editory Riverside St^a Apolónia

Viana do Castelo

- Flor de Sal by The Editory

Troia

- The Editory By The Sea Troia
- Aqualuz Troia Mar & Rio by The Editory
- Troia Residence by The Editory

Oporto

- Porto Palácio by The Editory
- The Editory Artist Baixa
- The Editory House Ribeira
- The Editory Boulevard Aliados
- The Editory Garden Baixa

Investment Strategy

The HAVEN Fund could also be called the "Capitals Fund", due to the locations that will be the focus of its investment strategy:

**Lisbon, the capital of Portugal;
Oporto, the capital of the North;
Ponta Delgada, the capital of Azores;
Funchal, the capital of Madeira;
Algarve, the capital of Tourism.**



SHARING I

International Education

Start: Aug/2021

End of Subscription: Closed

52M€



Sharing I Equity

International Education

The purpose of the fund is to invest in **education** (Network of IB Schools/ Campus in Portugal).

Value Created

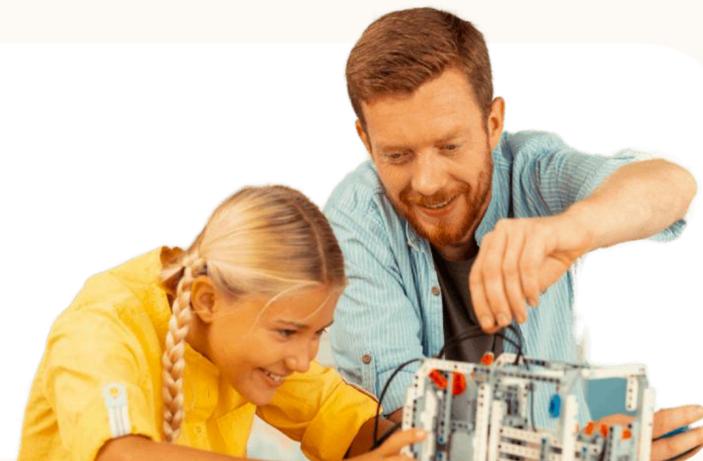
> 1 000
Students

70
Nacionalities



Jobs
created

260



Investment Strategy

Sharing I has developed a Campus in Lisbon and another in Madeira, with further investment opportunities currently under analysis for development and acquisition.



NOVUS

Venture Capital

Start: Apr/2024

End of Subscription: N/A

44M€

Novus Venture Capital

Logistics, Biomed, Industry & Services



The purpose of the fund is to invest in **venture capital**, in partnership with Banco Português do Fomento.

FdCR – Fundo de Capitalização e Resiliência (The Capitalization and Resilience Fund), was created by Banco Português de Fomento through Decree-Law No. 63/2021, with the objective of supporting the reinforcement of capital of commercial companies in the initial phase of activity or in the process of growth and consolidation. One of the programmes created is the Venture Capital Programme. It helps viable companies enter the market and grow by developing new products, services or markets and by strengthening and professionalising their staff, including the management team

Magnify capital partners

NOVUS Fund
Created in partnership with
BP Banco Português de Fomento

Objective 2026: €65M
Invested 2025: €44M

Investment Strategy

Magnify Capital Partners is one of the Fund Management Companies selected to create a Fund in which FdCR – Fundo de Capitalização e Resiliência (The Capitalization and Resilience Fund) is committed to invest **63% of the total investment**.

Portfolio Companies

VALORIS

Capital Markets

Start: May/2025

End of Subscription: N/A

30M€

Valoris Capital Markets

Conservative & Enhanced Portfolios

The purpose of the fund is to offer an open-ended structure with two distinct portfolios - "Moderate" (debt-focused) and "Enhanced" (debt and equity) - allowing investors to align their participation with their individual risk and return profiles.

Our Partners



Dimensional Fund Advisors is a U.S. firm managing over \$700B, following an evidence-based approach inspired by Nobel laureate Eugene Fama and Kenneth French.

VALORIS adopts a passive investment strategy, leveraging on the expertise of a seasoned team and the track record of Dimensional Fund Advisors, a global leader in portfolio management.

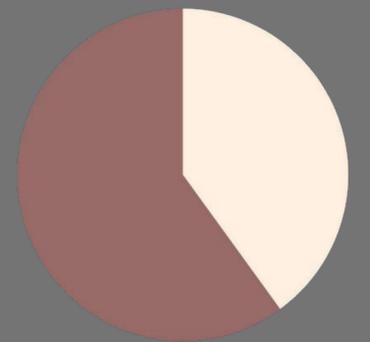
Index Funds	Dimensional (DFA)
Follows the market	Understands the market
Rigid & reactive	Flexible & cost-efficient
One-size-fits-all	Purposefully designed

Investment Strategy

Valoris manages a dual-fund structure: a Golden Visa-eligible fund investing 60% in Portuguese-listed securities, and a global fund focused on international equities and diversified fixed income.

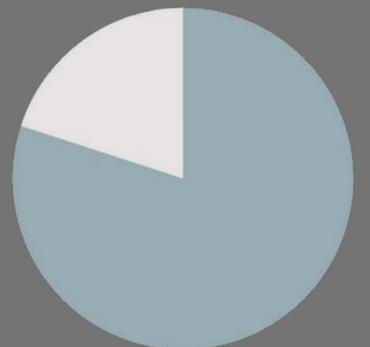
Moderate

A portfolio of local debt (60%) with a diversified portfolio of international debt (40%).



Enhanced

A balanced mix of global equities (80%) and international fixed income instruments (20%) with varied maturities for diversified exposure.



COSTA VICENTINA

Hospitality Services

Start: Jan/2025

End of Subscription: Jan/2028

50M€

Costa Vicentina

Hospitality Services - Private Syndicated Fund

The purpose of the Fund is to invest in **holdings of Portuguese small and medium-sized companies with growth potential**, operating in tourism, hospitality, leisure, facilities management, education, industrial, and related ancillary services.

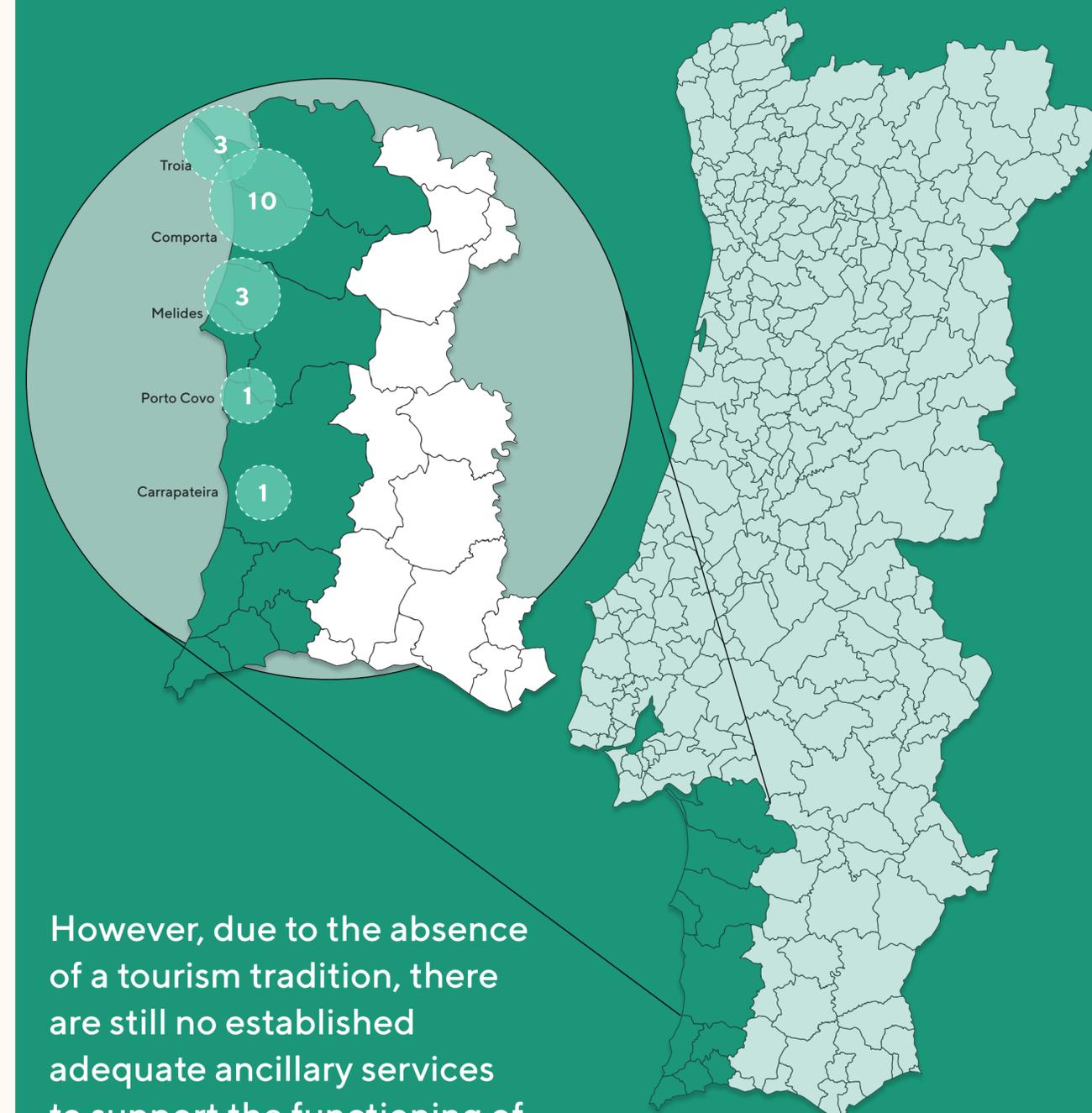
Value Proposal

Costa Vicentina aims to invest its assets in companies headquartered in Portugal whatever their legal form, with potential for growth and valorisation, with corporate purposes related to the following:

- the development, operation and maintenance of hospitality units, in particular hotels, resorts, aparthotels, as well as any related and ancillary services;
- the development of agriculture and livestock projects, in particular viniculture projects;
- the development of leisure and other tourism related activities, in particular, guided tours and sporting activities;
- the development, operation, and maintenance of service facilities, such as industrial-scale laundromats or any related support services;
- the operation and management of maritime and air tourism ventures, emphasizing recreational vessels, yachts, helicopters;
- the development of educational institutions, academies, and educational technology firms, along with ancillary services such as tutoring and extracurricular activities;
- organization of events, congresses and associated services.

Investment Strategy

On the Alentejo Coast there are currently 18 tourism projects under development.



However, due to the absence of a tourism tradition, there are still no established adequate ancillary services to support the functioning of these projects.

DA GAMA

Exclusive Wine and
Heritage Experiences

Start: Ago/2025

End of Subscription: Ago/2028

20M€



Da Gama

Exclusive wine and heritage experiences – Private Syndicated Fund

The purpose of the Fund is to invest in companies that offer **exclusive wine and heritage experiences**.

Value Proposal

Da Gama subscribers will enjoy exclusive wine experiences, including harvest participation, guided tastings, grape treading, and custom blending sessions. In addition, members will receive 100 personalized bottles per year of their chosen blend.

In addition, Da Gama will invest in companies developing hotel units for one of the fastest growing renowned local hotel brands, operated by the largest Portuguese private company, Sonae. Five units are planned, two already in construction.

The brand:

Lisbon

- The Editory Riverside Stª Apolónia

Viana do Castelo

- Flor de Sal by The Editory

Troia

- The Editory By The Sea Troia
- Aqualuz Troia Mar & Rio by The Editory
- Troia Residence by The Editory

Oporto

- Porto Palácio by The Editory
- The Editory Artist Baixa
- The Editory House Ribeira
- The Editory Boulevard Aliados
- The Editory Garden Baixa

**THE
EDITORY
COLLECTION
HOTELS**

Investment Strategy

The Wine Experience



DA GAMA will invest in a company developing exclusive wine experiences. A 6.5-hectare estate in the Alentejo wine region, just 1h40m from Lisbon.

The property features a 19th-century palace, farmhouse, winery, centenary olive orchard, and 4 hectares of vineyards.

The Hospitality Experience

Subscribers are granted with one week stay per year at any of the editory collection hotels in Portugal, including Madeira and the Azores islands.





MEET THE TEAM

We have built a team of internationally experienced consulting, management, advisory and investment professionals. The strength and depth of our team allows us to pursue advisory and investments challenges always with the objective of **MAGNIFYING investment opportunities.**

Our Board

A Team with International experience in managing investment vehicles (private equity; venture capital; capital markets; real estate).



António Vieira da Silva

Chairman and Founder

An investment professional and executive with over 30 years of experience in business development, corporate restructuring, and strategic advisory across international markets. António is Founder and Managing Partner of Business Setting and Magnify, with a track record spanning more than 30 countries.

He has held senior executive and board positions including Advisor to the Chairman and Executive Committee of Galp Energia, Business Turnaround Manager at Royal Dutch Shell (The Hague), and Board Member of Shell Portugal and Iberia, in addition to several other corporate boards.



João Barata

Board Director and Founder

An investment and banking professional with extensive experience across corporate banking, private banking, and alternative investments. João began his career at Millennium BCP in Audit and Corporate Banking before joining ABN AMRO, where he held senior roles in Corporate Banking and Private Banking in Geneva.

He later served as director and managing director of asset management and hedge fund platforms in Europe, including leadership roles in Switzerland. João is currently Partner at Magnify, responsible for Real Estate Investments and Wealth Management.



Pedro Ortigão Correia

Board Director

A seasoned investment professional with extensive experience originating, executing, and overseeing investments across global markets. Pedro began his career at Merrill Lynch in London, advancing to Director in Asset Management. He later joined Fidelity to establish its Portuguese operations and founded an investment consultancy advising institutional clients including Robeco, Crédit Agricole, and Dimensional.

As Managing Partner of ASK, a Lisbon-based private equity firm, he led deal sourcing, due diligence, execution, and portfolio oversight for high-net-worth clients. He has also served on the board of a specialist Asian bank and as Vice President of AICEP, Portugal's national trade and investment agency.



Joaquim Chambel

Board Director

A senior real estate and investment professional with over 30 years of experience in development, asset management, and advisory roles for domestic and international organisations. Joaquim holds an MBA from Universidade Nova de Lisboa and a background in agro-engineering.

He has served as Board Member of RAR Group and General Manager of Colliers Portugal and Angola, overseeing real estate developments exceeding 150,000 sqm, and is currently Executive Director of Magnify, supporting the firm's transition from SCR to SGOIC.

GET IN TOUCH

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