

# DA GAMA

Exclusive Wine and  
Heritage Experiences

Private syndicated fund,  
investing in companies  
that offer exclusive wine  
and heritage experiences

MAGNIFY | capital  
partners

Subscribe to a private  
syndicated fund  
that invests in companies  
that offer Exclusive Wine  
and Heritage experiences.

Benefit from seamless  
360-degree support  
throughout your Golden  
Visa application process

Eligible to the GOLDEN  
VISA Portugal  
USA-FATCA Compliant  
QEF-elected PFIC

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and Heritage experiences.**

# DA GAMA

**DA GAMA is a private syndicated fund designed for select investors that seek financial returns and lifestyle benefits.**

**Investors are eligible to apply for Portugal's Golden Visa, offering a path to European residency and citizenship, along with access to exclusive wine and heritage hospitality experiences.**

## World-Class Wine

A Taste of Portugal

DA GAMA  
Exclusive Wine and Heritage  
Experiences

### From vine to vintage. It's yours.

Immerse yourself in the full wine journey - from farm to bottle.



### Exclusive Access. Great Taste.

Access the 1st exclusive wine club, that returns your investment, while providing unparalleled access to world-class wine.

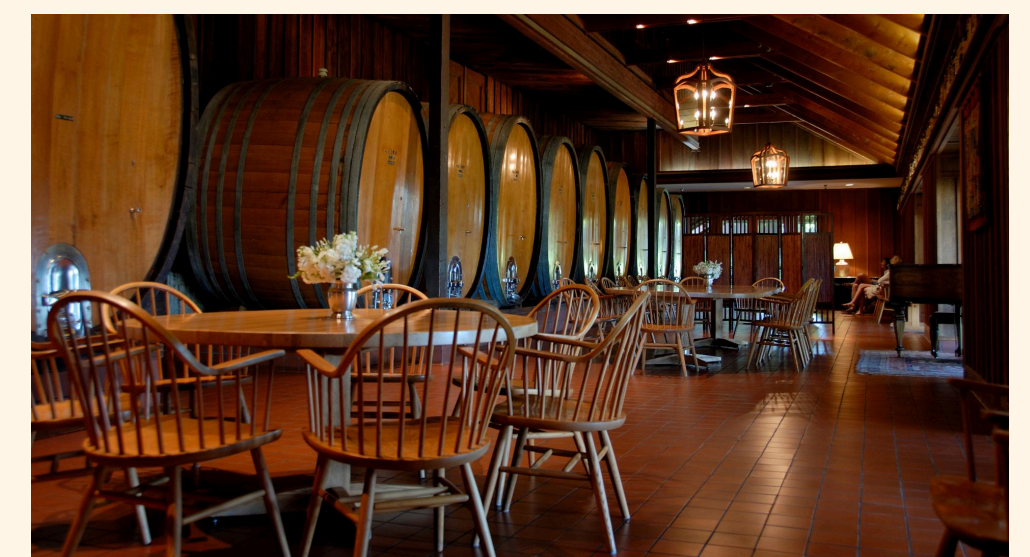


### Your wine. Your name.

A private and luxurious winemaking experience that reflects your taste, your choices, and your name on every bottle.

### Stay in style. Year after year.

Enjoy a weeklong stay each year at your private wine estate and another week across Portugal's finest luxury hotels.



# Wine Experience

DA GAMA  
Exclusive Wine and Heritage  
Experiences

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.

## Exclusive benefits for members

One week stay per year at the Wine Estate with access to exclusive wine experiences.



Harvest



Wine Tasting



Tread of the  
grapes



Custom Blends



100 Personalised bottles per  
year of chosen blend

# The Wine Club

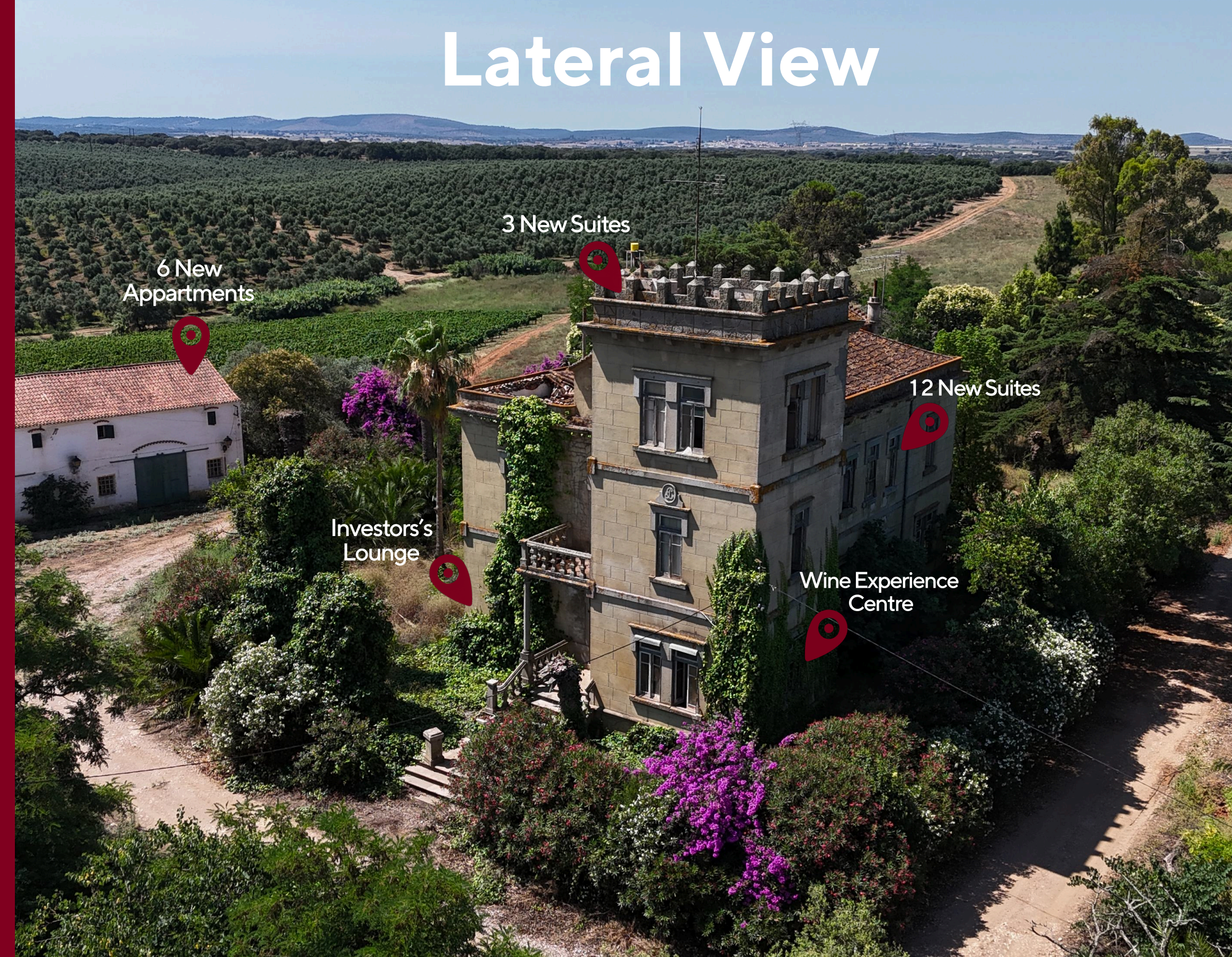
DA GAMA  
Exclusive Wine and Heritage  
Experiences

The investment will create 12 suites in the palace and 6 apartments in the Alentejo-style farmhouse.

The ground floor of the winery will house a Wine Experiences Centre, featuring a Private Investors Clube, wine cellar, lounge and dining room.

On the top floor, 3 large suites will be added. Guests are invited to embrace an immersive, luxury lifestyle.

Magnify capital partners



# Hospitality Experience

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 under construction



Subscribers are granted with one week stay per year at any of the EDITORY COLLECTION Hotels in Portugal, including the Madeira and Azores Islands

# The Editory Collection

## The Editory Hotels

The Editory is a collection of hotels with distinct atmospheres, each one embodying the local soul in **every setting**.

From the design of dream buildings to the restoration of historical heritage, the Editory Collection sets itself apart by the locations where its present, embracing their unique characteristics and local cultures.

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

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



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

### Lisbon

- The Editory Riverside St<sup>a</sup> Apolónia

### Oporto

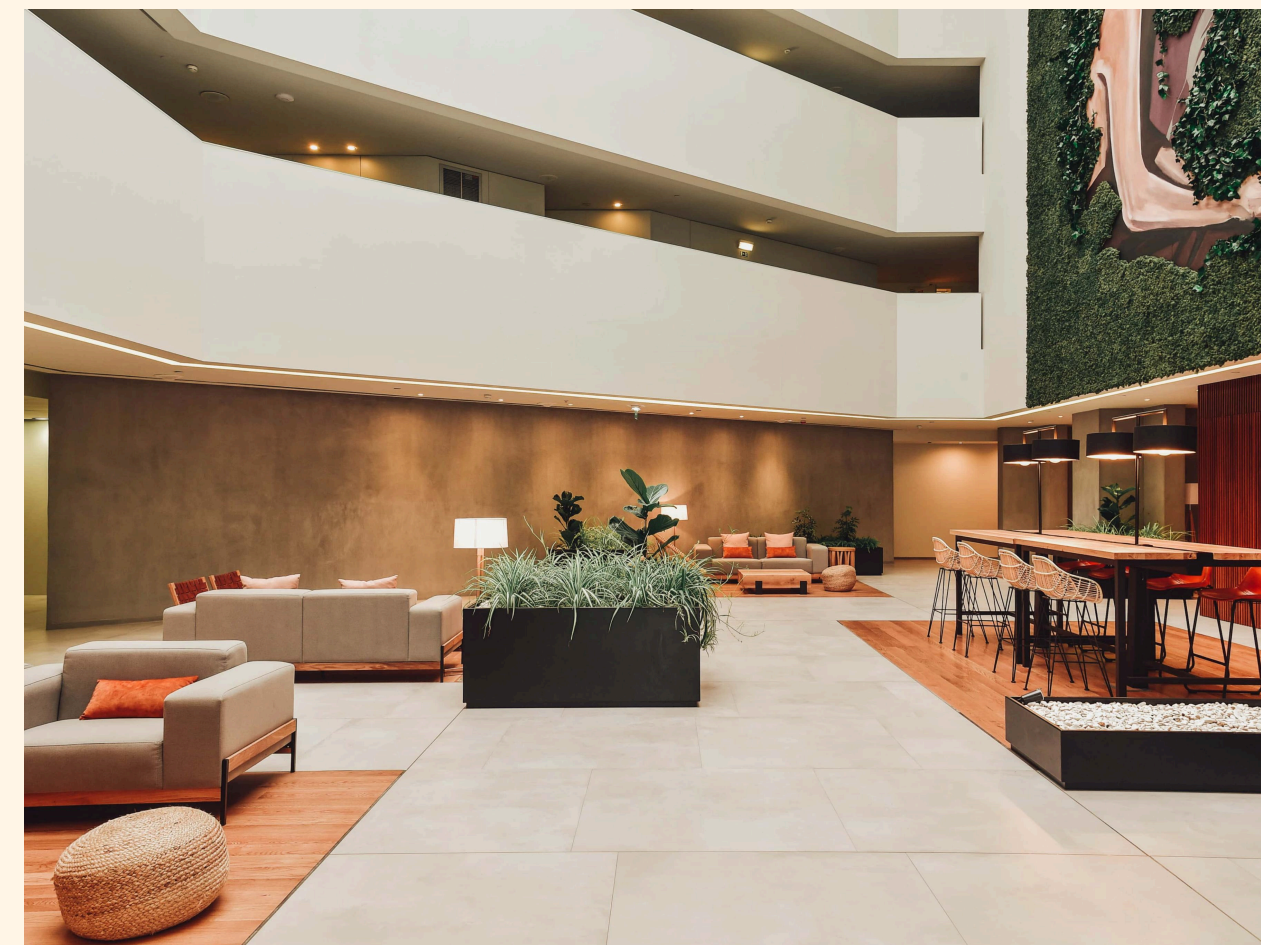
- Porto Palácio by The Editory
- The Editory Artist Baixa
- The Editory House Ribeira
- The Editory Boulevard Aliados
- The Editory Garden Baixa

### Troia

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

### Viana do Castelo

- Flor de Sal by The Editory



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# Choose Portugal

Located in the most western part of the European Continent, Portugal is widely considered to be the best country to live and work.

And there are a great variety of reasons for choosing Portugal...

# Why Portugal

## Because of its economy:

The IMF estimates the Portuguese economy (in real GDP terms) will grow 1.7% in 2024, above the Euro Area's 1.4% projection.

## Because of its cost of living:

In terms of purchasing power parity in 2022, Portugal is expected to remain at 0.6 LCU per international dollar, meaning that the cost of living will remain low.

## Because of its infrastructures:

Portugal was ranked by the World Economic Forum as the 15th country in the world with better infrastructures and has been ranked 12th on the World Health Organization's Healthcare System Index since 2000.

## Because of its innovation and technology:

Portugal has provided a myriad of initiatives to help startups grow such as Europe Startup Nations Alliance. Also, Web Summit, the biggest European technology conference takes place in Portugal.

## Because of its climate:

Portugal has a mild and sunny climate, an average temperature of 20°C and 200 days of Sun, per year.

## Because it is family-friendly:

Portugal is among the 5 countries that ranked highest for the best family-friendly policies, in the OECD.

## Because it is safe:

Portugal was ranked the 4th safest country in the world by the Institute for Economics and Peace

## Because of its social cohesion:

Portugal is ranked as #10 in the World Index of Freedom and was the first country to abolish slavery.

# Because of its lifestyle

## Best country in the world to visit:

+ INFO (LINK)



Condé Nast  
Traveller

## Best European destination:

+ INFO (LINK)



European Best  
Destinations

## Best country for digital nomads

+ INFO (LINK)



Travelmedia

## Best country for Expats

Portugal

+ INFO (LINK)



Lisbon

+ INFO (LINK)



## Best Experiences

TripAdvisory

+ INFO (LINK)



Michelin Guide

+ INFO (LINK)






## Best country to retire

+ INFO (LINK)



Global  
Retirement Index

# GOLDEN VISA Programs Compared

Country	Access	Mobility	Tax Benefits	Residency	Investment
 <b>Portugal</b>	Residency & Passport	188 countries	No tax from foreign income	7 days/year on average	€ 500,000
 <b>Luxembourg</b>	Residency and path to EU passport	188 countries	High local tax	6 months/year	€ 20,000,000
 <b>UAE</b>	Residency but no path to citizenship	None	No tax	No minimum stay	2,000,000 AED (€ 500,000)
 <b>USA</b>	Residency and option for citizenship after 5 years of legal residency	170 countries	Taxed on global income	Mandatory relocation	\$1,050,000 (€925,000)

**Portugal's ARI is among the most affordable and flexible for EU residency and citizenship, with minimal stay requirements and attractive tax options.** Luxembourg is more expensive and requires more time in-country. The US EB-5 demands a higher investment and full relocation. The UAE Golden Visa is easy for residency but does not lead to citizenship

# GOLDEN VISA Portugal

**The ARI program is a family extended program** targeted at non-EU/EEA/Swiss citizens to obtain EU residency and/or citizenship.

The ARI is Europe's most successful residency and citizenship by investment program.

The residency permit is issued by the authorities and allows the investor and his/her family to hold a European residence permit within 6 months and travel across the Schengen Area without any further documentation.

Upon completion of the **5-years ARI** Program, the investor becomes eligible to apply for Portuguese Citizenship and consequent Portuguese Passport.

**The Portuguese Passport is currently ranked 5th in the Global Passport Power Ranking, according to the Passport Index 2022.**

**Once obtained the Portuguese Passport, the Main Investor and his/her family will be allowed to live, work and study anywhere within the European Union, without the hassle of visa applications and extra documentation.**

# With the new rules, funds became the fastest and most attractive investment option

Following the approval of Proposed Law 71/V/1, important changes were introduced to Portugal's ARI - Residency and citizenship by investment Programme, namely in article 3 of Law no. 23/2007, of 4 July. Under the new rules, the investment in a Fund continues to be in an amount equal to or greater than (euro) 500 000, but must be now intended for the acquisition of participation units of non-real estate collective investment undertakings (Private Equity and Venture Capital Funds), which are constituted under Portuguese law, whose maturity, at the time of the investment, is at least, five years and at least 60% of the investment value is realized in commercial companies headquartered in the national territory.

An important limitation in the rule is that the investment activities cannot be intended, directly or indirectly, for real estate investment.

## GOLDEN VISA Portugal

### Types of Investments

Qualified investments  
for the ARI Portugal

Amount (€)

Funds (Private equity and venture capital)	500,000
Job Creation	Minimum 10 Jobs
Investing in Companies	500,000 + creation of 5 jobs
Investing in Research Activities	500,000
Donations in Arts and Heritage	250,000

# GOLDEN VISA Portugal

## Benefits

A favorable and hassle-free investment residence visa, with all the benefits extended to all dependent family members:

### Family extension

Family extension entitles the Main Investor's spouse, children and dependent parents to be included in the same application.

### Minimal stay

Minimal stay requirement in Portuguese territory of 7 days on average, per year.

### Travel freely

Travel freely in the Schengen Area.

### Portuguese passport

Portuguese passport, once obtained allows travelling visa-free across 186 countries.

### Favorable taxation

Favorable taxation for non-habitual residents (NHR), such as, no wealth tax, tax exemption on foreign income.

### 4 Options to choose from

4 Options to choose from, after the mandatory 5-years period.



# GOLDEN VISA Portugal

## Timeline

Use our 360-degree support services for applying to the Golden Visa – covering legal coordination, document preparation, tax registration, certified translations, bank account setup, and end-to-end assistance for you and your family throughout the entire timeline.

### Year 0

It takes approximately 6 months for the Authorities to approve and provide a date for your biometrics appointment.

As the main applicant, you and all your dependents can book the appointment simultaneously. After the in-person interview, you will receive your residency permits within four months. Once the permit cards arrive your residence becomes effective, starting on the day of its issue.

### Year one and Year two

Your initial residence permit will be valid for 2-years. In these two years, you must spend a total of 14 days in Portugal, including Madeira and Azores

At the end of this period, you need to renew your residence permit.

In order to renew your residence permit, you need to resubmit the up-to-date documentation (ie. criminal records), biometrics, and necessary application processing fee.

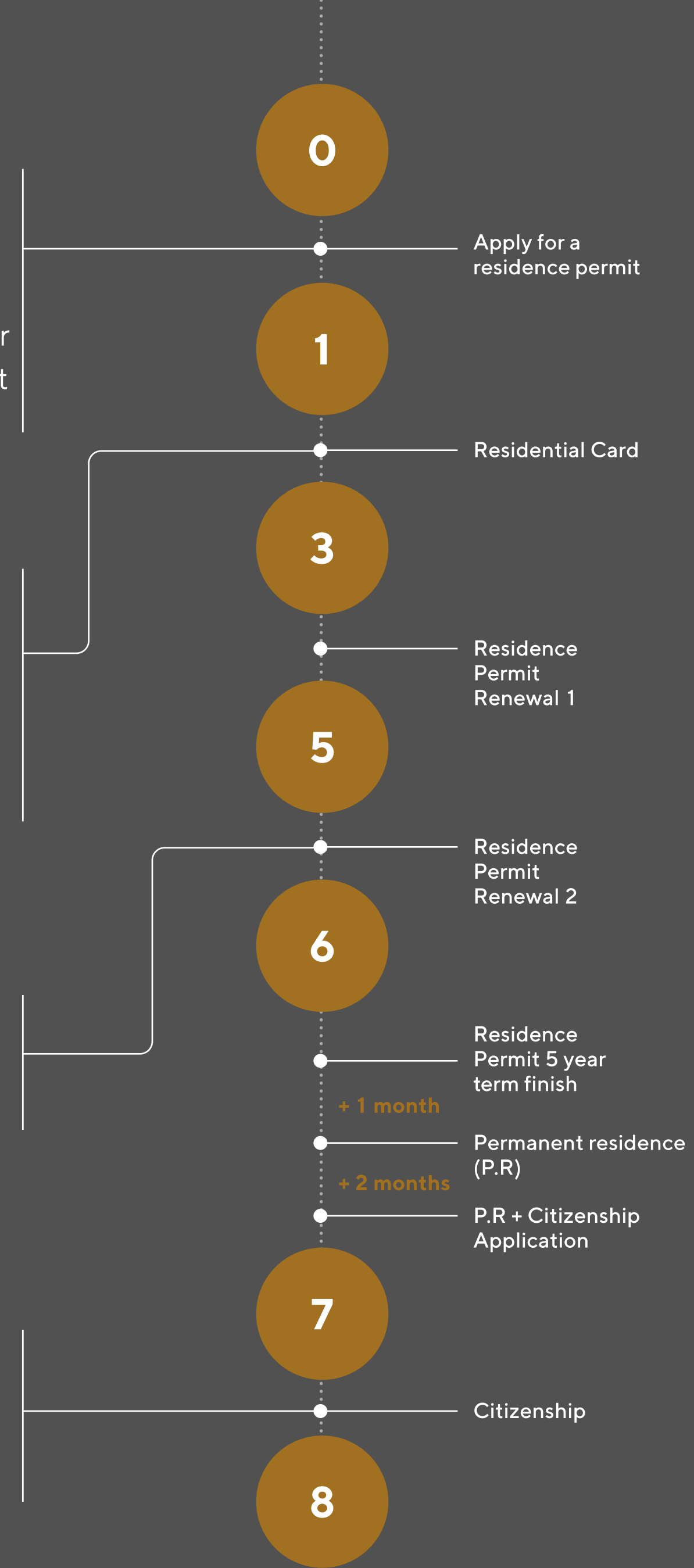
### Year three, four and five

Once renewed, the residence permit will be valid for an additional 2-years. Within those 3-years, you must spend at least 21 days in Portugal, including Madeira and Azores.

### At the end of the fifth year

You have 4 options, continue with the temporary residence program, apply for Permanent Residence by investment in Portugal, apply for Permanent Residence or apply for the Portuguese Citizenship and passport.

Please refer to page 24 for further information on the 4 options.



# 4 Options to choose from, after the 5 years Golden Visa period

	<b>1. To Continue with the Current Portugal Golden Visa Temporary Residence</b>	<b>2. To Apply for Portuguese Permanent Residence by Investment (Portugal Golden Visa Program)</b>	<b>3. To Apply for “Regular” Portuguese Permanent Residence</b>	<b>4. To Apply for Portuguese Citizenship</b>
<b>Family Extended</b>	Yes	Yes	Yes	Yes
<b>Language Test</b>	None	Pass Language test of A2 or equivalent	Pass Language test of A2 or equivalent	Pass Language test of A2 or equivalent
<b>Stay requirement for renewal</b>	14 days every 2-years	35 days per 5-years	Required stay in Portugal for 24 consecutive months or 30 non-consecutive months of the 5-year period	None
<b>Investment requirements</b>	Maintain Golden Visa Investment	Maintain Golden Visa Investment	None	None
<b>Card renewal</b>	Every 2-years	Every 5-years	Every 5-years	Every 5/10-years
<b>Renewals available</b>	Indefinite times	Indefinite times	Indefinite times	Permanent
<b>Other requirements</b>	Clean criminal record No outstanding tax payments in Portugal Same requirements as normal Golden Visa	Clean criminal record No outstanding tax payments in Portugal Same requirements as normal Golden Visa	Clean criminal record No outstanding tax payments in Portugal Proof of residence in Portugal and proof of resources to self sustain your living and your dependents	Clean criminal record No outstanding tax payments in Portugal

Eligible to the **GOLDEN**

**VISA Portugal**

**USA-FATCA Compliant**

**QEF-elected PFIC**

<b>Form</b>	Private Equity Close End Fund, incorporated under Portuguese law and registered with the Portuguese Securities Market Commission (CMVM) under the numbers 2304.001 and 2304.002 .
<b>Management</b>	Management company is Magnify Capital Partners, Sociedade de Capital de Risco, S.A registered with CMVM and with the commercial registry number 515510190.
<b>Term</b>	The term of the Fund is 8 years. The Unit-holders General Meeting may decide the extension of the Fund for the period of another 2 years (one or more times).
<b>Fund size</b>	Target size is € 30 million.
<b>Investment period</b>	The Investment Period of the Fund starts on the date of its incorporation and ends when a period of 6 years after the subscription period elapses, with the possibility of extending this period for 2 additional years.
<b>Carried interest</b>	70% to investors (LPs) and 30% to Fund Manager (GP) above hurdle rate of 3%.
<b>Management fee</b>	Annual amount of 1,5% over the subscribed capital of the Fund on the reference period.
<b>Subscription fee</b>	1%
<b>Eligibility to Golden Visa</b>	Yes, with 2 legal opinions.
<b>Returns to GV</b>	Target return >6% IRR.
<b>USA Compliant</b>	Yes, FATCA Compliant and QEF-Elected PFIC.
<b>Liquidity before end GV</b>	Yes, with support of MAGNIFY.
<b>Other benefits during investment</b>	7 days/year stay at Wine Estate and 7 days/year in any of the EDITORY COLLECTION Hotels .

**Subscribe a Fund  
 ELIGIBLE to the  
 Golden Visa Portugal  
 program (ARI -  
 Residency and  
 Citizenship by  
 Investment  
 Program), USA-FATCA  
 Compliant and QEF-  
 Elected PFIC**



## Fund Management



### Pedro Ortigão Correia

BOARD MEMBER

Former Board Member of a specialist Asian bank based out of Lisbon and currently working as independent investment banking advisor. With a major in Economics from Universidade Nova de Lisboa, he joined Merrill Lynch in London in 1998, working as an analyst in different functions, until becoming Director on the asset management side and responsible for the Portuguese coverage.

In 2005, he joined Fidelity as a Director, responsible for opening up the Portuguese office.

Later in 2009, started an independent consultancy firm, working with Robeco, Credit Agricole and Dimensional before becoming Managing Partner of ASK, a multi family office with offices in Lisbon, Sao Paulo, Luanda and Macao. He then became Vice President of AICEP, the Portuguese trade and investment government agency, reporting directly to the Vice Prime Minister.



### João Barata

FOUNDER AND BOARD MEMBER

Graduated in Economics, João developed his career mainly in the financial sector. At Millennium BCP he spent 5 years divided between Audit and Corporate Banking. Subsequently, and already in ABN AMRO, João was Corporate Director for 4 years and Private Banking (Geneve) for 6 years.

After 2004, he was a director of Valor Alternativo, managing director of Hedge Funds, managing director of Golden Hill AG, a management company in Zurich for 4 years and later working for the managers of Lynx Asset Managers.

Currently, João is Partner at Magnify, with responsibility in the areas of Real Estate Investments and Wealth Management.

MAGNIFY | capital  
partners

Auditor



Custodian



Regulator



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

# MAGNIFY manages a diversified portfolio of Funds

## Private Equity Funds

Eligible to the Golden Visa Portugal

CERES I & II Food Retail

HAVEN Travel, Leisure & Tourism  
Management

AGROINOVA Agriculture  
Investments

VALORIS Capital Markets

SHARING I Education

## Private Syndicate Funds

Eligible to the Golden Visa Portugal

COSTA VICENTINA Hospitality Services

DA GAMA Exclusive Wine and Heritage  
Experiences

## Venture Capital Funds

Eligible to the Golden Visa Portugal

NOVUS

## Real Estate Investment Vehicles

Not eligible to the Golden Visa Portugal

355 SIC

STATUSHEMISPHERE

# DA GAMA

## Exclusive Wine and Heritage Experiences

## Contact us



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